

12.19.3 Implementation Methods

12.19.3.1 District Plan and Other Methods

The Objectives and Policies will be implemented through:

i District Plan

- (a) Specific Zone rules, including the use of the Structure Plan and requirements for Spatial Layout Plans in AA C1 and C2
- (b) Access, parking, loading and travel demand management rules and assessment matters in Part 14 of the District Plan
- (c) Subdivision rules and assessment matters, in Part 15 of the District Plan.

ii Other

- (a) Council's Reserves Management Plan and Reserves Plan
- (b) Council's development contributions policy under the Local Government Act 2002 for the provision of reserves and infrastructure
- (c) Shared infrastructure across the whole of the Zone and connections with infrastructure on other land
- (d) Southern Light – Lighting Strategy for the Queenstown Lakes District Council
- (e) Implementation of stormwater catchment management plan(s) for Frankton Flats.
- (f) Council's and New Zealand Transport Agency's ("NZTA") role as Road Controlling Authorities
- (g) Council's Code of Practice for Subdivision and Development.

Implementation of the policies and methods for management relating to the Zone will result in:

- i A development that meets the District Plan's principal objectives and policies in respect of urban growth, services and landscape protection
- ii A compatible mixed use, living and working environment which does not result in reverse sensitivity issues within the Zone, the airport, or the adjacent State Highway
- iii A high quality urban environment that does not detract from the surrounding landscape especially as viewed from State Highway, with a quality of urban design appropriate to the mix of uses throughout the Zone
- iv The Queenstown economy not being constrained by a limited supply of industrial land
- v A town centre that is interesting, convenient and attractive for the community's use and enjoyment
- vi An area of higher density residential living
- vii The enablement of affordable (including community) housing
- viii A range of building types, heights and forms that are flexible to changes in use over time and which will promote social and cultural diversity
- ix High quality reserves and open spaces where necessary within the Zone to meet the needs of residents, workers and visitors to the area
- x A high quality living and working environment with suitable insulation standards and other design methodologies employed to ensure that amenity values are not adversely affected by noise
- xi The avoidance of reverse sensitivity effects on Queenstown Airport from Activities Sensitive to Aircraft Noise (ASAN).
- xii A range of travel options including walking and cycling

12.19.3.2 Environmental Results Anticipated

- xiii The encouragement of 24 hour use of the zone
- xiv A highly permeable environment and built form that encourages pedestrian and cycle access.
- xv An attractive and functional interface with the Queenstown Events Centre site through pedestrian and cycleway connectivity and a landscaped/green edge on the northern and western periphery of the Zone.

12.20 Frankton Flats Special Zone - Rules

12.20.1 Zone Purpose

- i The purpose of the Zone is to provide capacity for residential, business and industrial growth and to create a high quality urban area in an integrated and structured way.
- ii Development is provided for in accordance with a structure plan which makes effective use of land within the constraints of the Airport, neighbouring Zones and State Highway 6.
- iii Structure Plan Interpretation

The Structure Plan is subdivided in six Activity Areas (or AAs). These Activity Areas manage different types of activities, buildings and development, as set out in the Rules that follow. Note: there is no Activity Area B due to modifications of the structure plan during its preparation.

A Road Frontage Control Area is shown 50m either side of the Eastern Access Road (EAR). This control area is implemented by way of:

- (a) The site standards and assessment matters that apply within AA E2
- (b) Specific provisions within AA D and E1 relating to buildings, landscaping, vehicle crossings and ancillary retailing.

The Outer Control Boundary (OCB) relates to the management of the airport. For a full description of the OCB, refer to Planning Map 31a. The OCB identifies the area (being to the south and east of the yellow line, referred to as being "within the OCB") where Activities Sensitive to Airport Noise are prohibited.

The northern edge of the airport designation is shown (light blue dotted line) for information purposes only.

Required Roads are identified as being either being fixed in their location, or where their alignment may be varied by up to 25m either side of the centre line. Rules relating to the creation of required roads are contained in the subdivision section, as well as rules in Chapter 12.20 relating to the spatial layout of Activity Areas C1 and C2.

Roads to be stopped are identified for information purposes only. Stopping of Roads is subject to the Local Government Act.

Road 14 (laneway) is not a required road. The laneway does not extend the full width of the AA C1, C2 and E2 frontage with Activity Area A due to restrictions on proximity of street intersections onto Grant Road and the Eastern Access Road close to the State Highway. Connections from Road 14 to other roads in the relevant Activity Areas will be determined as part of the development and subdivision process.

The building height offset lines indicate the position where building heights change as a result of the stepped height regime that applies in Activity Areas C1, C2 and E2. These offset lines are measured from the southern edge of Activity Area A.

The viewshafts are to be 15m wide, with their location and final form to be determined by the provisions that apply to subdivision and development in Activity Areas C1 and C2.

The final location and design of the indicative cycle trail over land in Activity Area E1 will be determined when this land is subdivided.

12.20.2 District Rules

The following District Wide Rules apply unless inconsistent with any particular Frankton Flats Special Zone (B) rule in which case the latter shall prevail.

- i Heritage Protection - Refer Part 13
- ii Transport - Refer Part 14
- iii Subdivision, Development and Financial Contributions - Refer Part 15
- iv Hazardous Substances - Refer Part 16
- v Utilities - Refer Part 17
- vi Signs - Refer Part 18
- vii Relocated Buildings and Temporary Activities - Refer Part 19

Note: Where there is reference to Lot 1 DP 23542 or Lot 2 DP 23542 in the rules, this includes any subsequent legal description of the same land.

12.20.3 Activities

12.20.3.1 Permitted Activities

- i Any Activity listed as a Permitted Activity in Table 1 12.20.3.7 must comply with relevant Site and Zone Standards and be in accordance with the Structure Plan.
- ii The on-going use of a garden centre and ancillary activities on land legally described as Lot 2 DP 23542, as existing at 4 July 2007.

12.20.3.2 Controlled Activities

- i Any Activity listed as a Controlled Activity in Table 1 12.20.3.7 must comply with relevant Site and Zone Standards and be in accordance with the Structure Plan.

- ii The establishment of a licensed café (on-licence only) no greater than 60m² in area, operating in conjunction with the existing garden centre located on Lot 2 DP 23542, provided that the café can only operate while the garden centre remains on the site.

iii Matters of Control

The Council has reserved control to the following matters:

- (a) Licensed Cafe on Lot 2 DP 23542
 - i. The location, design and external appearance of any new building or changes to the existing building associated with the licensed café;
 - ii. The hours of operation;
 - iii. Sale of Liquor;
 - iv. Vehicle parking and manoeuvring;
 - v. Signage.
- (b) Buildings in Activity Areas D and E1
 - i. Building appearance and colour, in the elevation fronting or visible from the street;
 - ii. The location, accessibility and layout of vehicle access and parking arrangements, including drive through facilities and loading docks;
 - iii. Site landscaping;
 - iv. Siting, and design of buildings, and layout of landscaping and outdoor areas in relation to:
 - a. Personal safety and crime prevention
 - b. Storage, rubbish and recycling facilities;

- v. Pedestrian connections from Grants Road to the Events Centre within Activity Area D;
- vi. Infrastructure (including water supply, waste water disposal, stormwater and other utilities).

(c) In Activity Area E1, for buildings that are either within the Road Frontage Control Area as shown on the Structure Plan, or are within 20m of Road 2

and

In Activity Area D, for buildings that are either within the Road Frontage Control Area as shown on the Structure Plan, or are within 20m of Grant Road and Road 5:

- i. The matters in (b)(i) – (vi) above;
 - ii. The location, design, colour and external appearance of buildings, including signage;
 - iii. Screening of outdoor storage areas (except where goods are offered for sale);
 - iv. Vehicle access;
 - v. Site landscaping, including:
 - a. Species proposed and the maturity (size) at the time of planting
 - b. Integration with adjoining land uses.
- (d) Building Extensions in Activity Area E2
- i. The design of the extension.
- (e) Visitor Accommodation in Activity Area C1 and Premises Licensed for the Sale of Liquor in Activity Area C1 and Activity Area C2:

- i. Compatibility with surrounding land uses, character and amenity;
- ii. Noise, vibration, lighting and loss of privacy;
- iii. Public and private safety, security and crime prevention;
- iv. Scale of activities;
- v. Hours of operation;
- vi. Parking, loading and unloading of goods;
- vii. Location of outdoor areas;
- viii. Location and design of storage, waste and recycling areas;
- ix. Signs.

(f) Convenience Retail in Activity Area C2

- i. Effects on residential amenity;
- ii. Hours of operation;
- iii. Signs;
- iv. Parking, Loading and unloading of goods;
- v. Noise, lighting and loss of privacy;
- vi. Location and design of storage, waste and recycling areas;
- vii. Location of any outdoor seating.

12.20.3.3 Restricted Discretionary Activities

- i. Any Activity or Building listed as a Restricted Discretionary Activity in Table 1 12.20.3.7 must comply with relevant Site and Zone Standards and be in accordance with the Structure Plan.

- ii Any permitted or controlled activity that does not meet one of more of the site standards shall be a restricted discretionary activity, with the Council's discretion being restricted to the matters specified in the standard not met.
- iii Any restricted discretionary activity in Table 1 12.20.3.7 that does not meet one or more of the site standards shall be a restricted discretionary activity, with the Council's discretion being limited to the matters specific in the standard not met.
- iv The landscape development of Activity Area A.
- v Any new activity that relies upon the State Highway for access (excluding the existing garden centre and a café established under 12.20.3.1 ii and 12.20.3.2 ii) occurring on Lot 2 DP 23542.
- vi Access to the State Highway for any new activity occurring on Lot 1 DP 23542, prior to the formation Road 9 between this lot and the Eastern Access Road.

vii Matters of Discretion

The Council has restricted its discretion to the following matters:

- (a) Buildings in Activity Area C1, C2 and E2; and in Activity Area E1 within 100m of the State Highway (excluding Lots 1 and 2 DP 23542):
 - i. The location, mass, design and external appearance of buildings, including colours, materials and finishes
 - ii. The location, accessibility and layout of vehicle access and parking arrangements, including drive through facilities and loading docks
 - iii. Landscaping
 - iv. The number, size and position of signage platforms

- v. Siting and design of buildings, and layout of landscaping, outdoor areas and lighting in terms of:
 - a. Personal safety and crime prevention
 - b. Storage, rubbish and recycling facilities
 - c. Pedestrian paths and cycleways.
- vi. Infrastructure (including water supply, waste water disposal stormwater and other utilities).

(b) Buildings in Activity Area C1 (Integration Across the Activity Areas)

In addition to 12.20.3.3 (vii)(a)(i) – (vi) above:

- i. Buildings and associated works in relation to the spatial layout of the Activity Area, including potential or existing relationships to other Activity Areas, with respect to the location, capacity and form of:
 - a. Road, access ways and laneways;
 - b. Water supply, waste water and stormwater
 - c. Viewshafts; and
 - d. Open spaces.

In addition to 12.20.3.3 (vii)(b)(i):

- ii. For any building that adjoins or has frontage to Grant Road, the Laneway (Road 14) or Activity Area A, the building orientation to Grant Road, the Laneway and to State Highway 6.
- iii. For any building that adjoins or has frontage to the Road 8 (Mainstreet):
 - a. Continuous and active street frontages along the Mainstreet;
 - b. Weather protection of pedestrians along the Mainstreet.

(c) **Buildings in Activity Area C2** (Integration Across the Activity Areas)

In addition to 12.20.3.3 (vii)(a)(i) - (vi) above:

- i. Buildings and associated works in relation to the spatial layout of the Activity Area, including potential or existing relationships to other activity areas, with respect to the location, capacity and form of:
 - a. Road, access ways and laneways;
 - b. Water supply, waste water and stormwater;
 - c. Viewshafts;
 - d. Open spaces.
- ii. Location, layout and design of private and communal open space areas in relation to:
 - a. Personal safety and crime prevention;
 - b. Neighbouring land uses;
 - c. Streetscapes and amenity.

(d) **Buildings and Landscaping Lots 1 and 2 DP23542**

- i. The degree of visibility of any buildings when viewed from the State Highway;
- ii. The location, orientation, design and external appearance of buildings including materials, colours and finishes;
- iii. The use of colour (including corporate colours) and signage on buildings;
- iv. Screening of outdoor goods, materials and equipment when viewed from the State Highway;
- v. The location and layout of vehicle access, car parking, loading and manoeuvring areas;
- vi. The size (at planting and maturity), species and planting density of vegetation;

- vii. The integration of the landscape treatment with buildings, outdoor activities, access and car parking;
- viii. Siting and design of buildings, and layout of landscaping, outdoor areas and lighting in terms of:
 - a. Personal safety and crime prevention;
 - b. Infrastructure connections, on-site soakage of stormwater and overland flow paths.

(e) **The Landscape Development of Activity Area A:**

- i. Landscape treatment should result in an open landscaped area consisting of a mixture of grass, low level vegetation and suitably located trees;
- ii. Species proposed and their size at the time of planting and maturity;
- iii. The consistency of landscape treatment through the Activity Area;
- iv. The maintenance of view shafts towards The Remarkables, and views to other Outstanding Natural Landscapes;
- v. The protection of vehicle sight lines and any roading authority signs in relation to the State Highway network;
- vi. Long term management and maintenance considerations;
- vii. Integration with adjoining land uses;
- viii. Public access including walkways and cycle links that connect with the local network;
- ix. Earthworks.

(f) **Access to the State Highway for Lots 1 and 2 DP 23542**

- i. The impact of traffic on the safety and efficiency of State Highway 6 as a result of the new activity;
- ii. The design of the access from the State Highway in respect of location, width and materials used.

PER Permitted Activity
 CON Controlled Activity
 RDIS Restricted Discretionary
 N-C Non-Complying Activity
 PRO Prohibited Activity
 " - " Not applicable

(g) Visitor Accommodation in Activity Area C2

- i. Location of the activity;
- ii. Scale of the activity;
- iii. The location of car and bus parking and other outdoor facilities;
- iv. The design of the development.

(h) Site Standards

- i. Where a site standard is not met, the matters for discretion are listed under the relevant site standard.

12.20.3.4 Discretionary Activities

- i. Any activity that is not listed in Table 1 12.20.3.7 is a Discretionary Activity.

12.20.3.5 Non-Complying Activities

- i. Any Activity listed as a Non-Complying Activity in Table 1 12.20.3.7.
- ii. Any Activity that is a permitted, controlled, restricted discretionary or discretionary activity that does not comply with a zone standard.

12.20.3.6 Prohibited Activities

- i. Any Activity listed as a Prohibited Activity in **Table 1** 12.20.3.7.

12.20.3.7 Table 1

Activity	A	C1	C2	D	E1	E2
Residential Activities and Home Occupations located at ground floor*	PRO	NC where adjoining road 8, otherwise PER	PER	PRO	PRO	PRO
Residential Activities and Home Occupations located on levels other than ground floor.*	PRO	PER	PER	PRO	N-C	N-C
Visitor Accommodation located at ground level *	PRO	N-C where adjoining Road 8 otherwise CON	RDIS	PRO	PRO	N-C
Visitor Accommodation located on levels other than ground level.*	PRO	CON	RDIS	PRO	PRO	N-C
Convenience Retail	PRO	PER	CON	N-C	N-C	N-C
Retail up to 499m ² GFA	PRO	PER	N-C	N-C	N-C	N-C
Retail 500 to 1,000m ² GFA	PRO	PER	N-C	N-C	N-C	PER
Retail over 1,000m ² GFA	PRO	PER	N-C	N-C	N-C	N-C
Commercial Activities	PRO	PER	N-C	N-C	N-C	N-C
Community Activities *	PRO	PER	PER	N-C	N-C	PER
Educational Facilities*	PRO	PER	PER	N-C	N-C	RDIS
Health & Day Care Facility*	PRO	PER	PER	N-C	N-C	N-C
Premises licensed for the sale and consumption of liquor	PRO	CON	CON	N-C	N-C	N-C

Activity	A	C1	C2	D	E1	E2
Offices	PRO	PER	PER	N-C	N-C	PER
Offices ancillary to any Permitted or Controlled Activity	PRO	PER	PER	PER	PER	PER
Industrial Activities, Service Activities (including ancillary retail activities)	PRO	N-C	N-C	PER	PER	N-C
Light Industrial Activities	PRO	N-C	NC	PER	PER	PER
Factory Farming, Forestry Activities, Mining	PRO	N-C	N-C	N-C	N-C	N-C
Take-off or landing of aircraft other than for emergency landings, rescues or fire-fighting.	PRO	PRO	PRO	PRO	PRO	PRO
Any Activity requiring an offensive trade licence under the Health Act 1956.	PRO	PRO	PRO	N-C	PRO	PRO
Activities Sensitive to Aircraft Noise within the Outer Control Boundary as shown on the Structure Plan	PRO	PRO	PRO	PRO	PRO	PRO
Planting of tree species with Potential for Wilding Spread	PRO	N-C	N-C	N-C	N-C	N-C

Buildings	A	C1	C2	D	E1	E2
Buildings within 15m of the southern boundary of Activity Area A	-	PRO	PRO	-	RDIS	PRO
Buildings within 100m of the State Highway boundary as it existed at 4 July 2007	PRO	-	-	-	RDIS	-

Interior alterations and maintenance of exterior finishes that do not alter the design and external appearance of the Building	PRO	PER	PER	PER	PER	PER
Extensions to existing Buildings that increase gross floorspace by no more than 10% and which are not visible from the State Highway, or a public street or public open space within the Zone.	PRO	-	-	PER	PER	CON
Buildings and maintenance of exterior finishes not covered elsewhere in this table.	PRO	RDIS	RDIS	CON	CON	RDIS

Table 1: Activity and Building Table

Except that:

- (a) Entrances and lobbies to above ground floor residential or visitor accommodation units are a Permitted Activity at ground level in AA C1 adjoining Road 8 (Mainstreet).
- (b) For Lots 1 and 2 DP23542 in AA E1, all buildings (including all extensions and changes to exterior finishes) and landscaping are a restricted discretionary activity, apart from the ancillary café provided for by Rule 12.20.3.2 (ii), which is a Controlled Activity.
- (c) For any Plantation Forestry the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.

Note

* These activities are Prohibited Activities where they occur within the Outer Control Boundary as shown on the Structure Plan.

12.20.4 Additional Information Requirements

In addition to the information requirements in Chapter 2, the following apply:

i Buildings in Activity Area C1 and C2 - Requirements for spatial layout plan

- (a) Applications for buildings shall be accompanied by a spatial layout plan for the whole of an Activity Area in accordance with Policy 3.1 including:
 - i. The location, width and design of publicly accessible roads, laneways and accessways having regard to vehicles, public transport, pedestrians and cyclists that are intended to use them;
 - ii. The location and shape of publicly accessible open space areas;
 - iii. The location of indicative viewshafts;
 - iv. Three waters infrastructure, including soakage areas and overland flow paths for stormwater; and
 - v. Concept landscape design treatment of the above (such as road cross sections and indicative location and layout of open space areas).
- (b) Where relevant, applications may rely upon any spatial layout plan submitted as part of a prior application that has received consent.

ii Buildings within AA C1 and C2

- (a) Applications for new buildings shall be accompanied by a site context and design statement. This shall provide:
 - i. An analysis of the site in terms of:
 - a. adjoining activities and buildings (taking into account the development potential enabled by the Site and Zone Standards) including the location of principal

- indoor living areas, bedrooms and required outdoor living space(s) of residential units;
 - b. relationship of the site to open spaces, views, and climate; and
 - c. connections to the movement network, including site access.
- ii. A statement as to how the design responds to these characteristics.

12.20.5 Non-Notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified, unless the Council considers special circumstances exist in relation to any such application:

- i All applications for Controlled Activities.**
- ii All applications for Restricted Discretionary Building Activities in Table 1, 12.20.3.7.**
- iii Any application for a Restricted Discretionary Activity to breach the following Site Standards in Rule 12.20.6.1:**

Activity Area C1

- i. Building Setbacks
- v. Outdoor Living Space

Activity Area E1

- xx. Building Coverage

Activity Area E2

- xii. Building Footprint
- xiii. Minimum Ground Floor Height
- xiv. Minimum Glazing
- xv. Minimum Two Storey Frontage

xvi. Building Frontage Height.

All Activity Areas

xxiv. Earthworks provided that the earthworks are not within 5m of the boundary of a site.

iv NZTA will be considered an affected party pursuant to section 95B of the Resource Management Act 1991 in relation to traffic effects generated by new activities on Lots 1 and 2 DP 23542.

12.20.6 Standards

12.20.6.1 Site Standards

Where an activity does not meet a Site Standard, the Council's discretion is restricted to the matters specified in the standard(s) not met.

Activity Area C1

i Building Setbacks

- (a) Road boundaries:
 - i. There shall be no setbacks from Road 8 (Mainstreet) and Grant Road in Activity Area C1. Nothing in this rule shall preclude the inclusion of recessed entrances within any facade up to a depth of 1.5m and a width of 2m;
 - ii. On any other street boundary there shall be a maximum Setback of 3m.
- (b) Side and Rear Boundaries: no setback required.
- (c) For proposals that do not meet the setback standards set out in this rule, the Council has restricted discretion to:
 - i. The building's location and design;

- ii. Pedestrian safety and amenity; and
- iii. The use of land within the setback.

ii Verandas

Every building that adjoins Road 8 (Mainstreet) shall on its construction, reconstruction or alteration be provided with a veranda across the full frontage of the building. Such veranda shall be no more than 3m above footpath level and be built to within 500mm of the kerb line.

- (a) For proposals that do not meet the standards set out in this rule, the Council has restricted discretion to:
 - i. Pedestrian amenity; and
 - ii. Veranda design.

iii Outdoor Living Space

Refer to Rule 12.20.6.1 (v) for Activity Area C2.

Activity Area C2

iv Building Setbacks

- (a) Road boundaries: Buildings shall be setback not less than 2m and not more than 5m.
- (b) Side and Rear Boundaries: no setback required, except for the boundary with the Events Centre, where a 5m setback is required.
- (c) For proposals that do not meet the setback standards set out in this rule, the Council has restricted discretion to:
 - i. The building's location and design; and
 - ii. Pedestrian amenity; and
 - iii. Interface with the Events Centre.

v Outdoor Living Space

- (a) The minimum provision of outdoor living space for each residential unit shall be:
 - i. 4m² with a minimum dimension of 1.5m per unit for units of less than 30 m² in floor area; or
 - ii. 20m² contained in one area with a minimum dimension of 3m for each ground floor unit exceeding 30m² in floor area; or
 - iii. 8m² contained in one area with a minimum dimension of 2m for any above ground floor level unit exceeding 30m² in floor area.
- (b) Outdoor living space shall have direct access from a main living room.
- (c) No outdoor living space at ground level shall be occupied by any building, other than an outdoor swimming pool, accessory building of less than 8m² gross floor area; or any driveway or parking space.

Except that:

- i. Units that have been developed exclusively for visitor accommodation (including student accommodation) and which are to have a covenant registered on the title to ensure that the units remain for short term use only shall be exempt from this rule.
- ii. Where a communal outdoor living space is provided exclusively for a group of residential units, such space may substitute for the outdoor living space required of individual units at the ratio of 1:1 provided the communal outdoor living space is not less than 150m² and has one dimension (width or length) of at least 12m.

- (d) For proposals that do not meet the setback standards set out in this rule, the Council has restricted discretion to:
 - i. Effects on residential amenity; and
 - ii. Availability of communal or public open space.

vi Outlook from Habitable Rooms and Building Separation

- (a) An outlook space must be provided from the face of a building containing windows or balconies to a habitable room. Where the room has two or more external faces with windows or balconies the outlook space must be provided from, in order of priority, the face of the building with the largest balcony or largest area of glazing.
- (b) The minimum dimensions for a required outlook space are as follows:

Where located on the fourth storey or below:

- i. principal living room: 6m in depth and 4m in width;
- ii. bedroom: 3m in depth and 3m in width.

Where located on the fifth or sixth storey:

- iii. principal living room: 10m in depth and 4m in width;
- iv. bedroom: 6m in depth and 3m in width.

(c)

- i. For the first to fourth storeys the depth of the outlook space is measured at right angles to and horizontal from the window to which it applies, or if there is a balcony the exterior face of the balcony adjoining a principal living room.

- ii. For the 5th or 6th storey the outlook space is measured at right angles and horizontal from the exterior face of the building to which it applies.
- (d) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies or from the centre point of the largest balcony.
- (e) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the control applies.
- (f) Outlook spaces must be contained either within the site, a public street, or other public open space or a combination of the above.
- (g) Outlook spaces required from different rooms within the same dwelling may overlap.
- (h) Outlook spaces must:
 - i. be clear and unobstructed by buildings; and
 - ii. not overlap with outlook spaces required by another dwelling.
- (i) An outlook space at ground floor level from a principal living room may be reduced to 3m deep if privacy to adjacent dwellings is provided by fencing at least 1.6m in height.

Except that: Units that have been developed exclusively for visitor accommodation (including student accommodation) and which are to have a covenant registered on the title to ensure that the units remain for short term use only shall be exempt from this rule.
- (j) For proposals that do not meet the standard set out in this rule, the Council has restricted discretion to:
 - i. Effects on residential amenity for the occupants as well as adjacent residential activities.

vii Minimum Dwelling Density

- (a) Dwelling density for a residential development must achieve a minimum average density of 1 dwelling per 200m² of net site area.

For the purpose of this rule, net area means the total area of the site or lot less:

- i. any area subject to a designation for any purpose
 - ii. any road
 - iii. any area owned in common for vehicle access, or that part of a private driveway providing access to a rear site
 - iv. any communal open space area
 - v. any part of Activity Area C2 located within the Outer Control Boundary.
- (b) For proposals that do not meet the standard set out in this rule, the Council has restricted discretion to:
 - i. Dwelling density and affordability; and
 - ii. Efficient use of the land resource.

viii Residential Mix

- (a) In a single development containing more than 20 dwellings, the combined number of studio and one bedroom dwellings must be not more than 70% of the total number of dwellings within the development.
- (b) For proposals that do not meet the standard set out in this rule, the Council has restricted discretion to:
 - i. Building design and layout; and
 - ii. Residential and neighbourhood cohesion and amenity.

ix Offices, Community, Educational, Health and Day Care Activities outside the OCB:

- (a) The maximum floor area per site shall not exceed 400m² GFA where the site adjoins Roads 5, 8 and 14, otherwise the maximum floor area shall not exceed 200m² per site.
- (b) For proposals that do not meet the standard set out in this rule, the Council has restricted discretion to:
 - i. Location;
 - ii. Intensity and scale;
 - iii. Effects on residential amenity, privacy and cohesion;
 - iv. Adaptability for future residential use; and
 - v. Location of parking areas and effects of traffic generation on residential amenity.

x Fences Within Building Setbacks

- (a) Fences along and within the front boundary should be limited to 1.2m in height.
- (b) For proposals that do not meet the standard set out in this rule, the Council has restricted discretion to:
 - i. The height, design and materials of fences.

Activity Area E2

xi Building Setbacks

- (a) EAR road boundary: there shall be a minimum building Setback of 1.5 and a maximum setback of no more than 7 metres provided that:

- i. The first 1.5m of this setback must be used for landscaping, (except for vehicle crossing points and pedestrian access);
- ii. Between 1.5m and 7m, this setback shall be exclusively used for landscaping, pedestrian access or no more than two vehicle parking spaces; and
- iii. Any fences in front of buildings within the setback shall be no more than 1.2m in height.

(b) Other road boundaries: 2m to be used for landscaping, (except for vehicle crossing points and pedestrian access).

(c) Side or rear boundaries: None.

(d) For proposals that do not meet the setback standards set out in this rule, the Council has restricted discretion to:

- i. Effects on streetscape amenity; and
- ii. The design and location of buildings.

xii Building Footprint

(a) The ground floor area of a building must not exceed 1,000m² GFA.

(b) For proposals that do not meet the standard set out in this rule, the Council has restricted discretion to:

- i. The number, location and design of large footprint buildings; and
- ii. Effects on streetscape amenity.

xiii Minimum Ground Floor Height

- (a) The ground floor of a building must have a minimum finished floor to ceiling height of 3.5m for a minimum depth of 10m in from the building's road frontage.
- (b) For proposals that do not meet the standard set out in this rule, the Council has restricted discretion to:
 - i. Effect on flexible use of buildings; and
 - ii. Effect on streetscape amenity.

xiv Minimum Glazing

- (a) The ground floor of a building's facade facing the street must have clear glazing for at least 60 per cent of its surface area.
- (b) For proposals that do not meet the standard set out in this rule, the Council has restricted discretion to:
 - i. The effect on streetscape amenity.

xv Minimum Two Storey Frontage

- (a) Buildings must contain a minimum of two storeys of habitable floor space at or above road level, along the building's entire frontage with the EAR.
- (b) The above ground floor space(s) - whether a separate floor or a mezzanine type space - are to have a minimum depth of 10m from the road-side face.
- (c) For proposals that do not meet the standard set out in this rule, the Council has restricted discretion to:
 - i. The design to promote a mix of activities; and
 - ii. Effects on streetscape amenity.

xvi Building Frontage Height

- (a) For any building located more than 50m from the southern boundary of Activity Area A, the building's façade facing the Eastern Access Road must have a minimum height of 7m for a minimum depth of 10m in from the road side face of the building.
- (b) For proposals that do not meet the standard set out in this rule, the Council has restricted discretion to:
 - i. Effects on streetscape amenity.

xvii Pedestrian/Cycle Connection

- (a) The provision of a defined, 3m wide pedestrian / cycle connection from the EAR to Activity Area C2, located mid-block between Road 8 and Road 5 that has a straight alignment and which cannot be used by vehicles, although it may be beside a car parking area or vehicle accessway. If fenced, then the maximum height of fencing is to be 1.6m if a solid fence, or 2m if visually permeable;
- (b) For proposals that do not meet the standard set out in this rule, the Council has restricted discretion to:
 - i. The effect on pedestrian and cycle movement between Activity Area E2 and Activity Area C2.

xviii Road Frontage Control Area - Vehicle Crossings

- (a) Vehicle crossings along the Road Frontage Control Area shall be a minimum of 50m apart, with that measurement commencing at the intersection of Road 8 and Road 2 with the EAR.
- (b) For proposals that do not meet the standard set out in this rule, the Council has restricted discretion to:
 - i. Effect of additional vehicle crossings on traffic and pedestrian safety and efficiency of the EAR as a corridor.

xix Rear Accessway

- (a) At the interface with Activity Area C2, there shall be a 5m wide accessway that extends along the whole of the Activity Area boundary and which allows for the passage of vehicles between activities within Activity Area E2.
- (b) For proposals that do not meet the standard set out in this rule, the Council has restricted discretion to:
 - i. Effects on access to and between sites in Activity Area E2; and
 - ii. Effects on maintaining a physical separation between Activity Areas C2 and E2.

Activity Area D and E1

xx Building Coverage: Activity Area E1

- (a) The maximum building coverage shall be 55% provided that where there is more than one site, this shall be deemed to be 55% of each site.
- (b) For proposals that exceed the standard set out in this rule, the Council has restricted discretion to:
 - i. the ability for the site to accommodate permeable surfaces for stormwater management and landscaping; and
 - ii. the adequacy of area(s) for access, parking, loading and manoeuvring.

xxi Building Setbacks

- (a) Within Activity Area E1 the following building setbacks shall apply:
 - i. Road boundaries (except for State Highway 6 for Lots 1 and 2 DP 23542): 5m.
 - ii. Side and Rear Boundaries: no setback required.

- (b) For proposals that do not meet the standards set out in this rule, the Council has restricted discretion to:
 - i. The building location and design;
 - ii. Site landscaping within the setback area; and
 - iii. The effects on streetscape amenity.
- (c) Within Activity Area D the following building setbacks shall apply:
 - i. Road boundaries: 5m.
 - ii. Side and Rear Boundaries: no setback required except where a side or rear boundary adjoins the Rural General Zone, in which case the setback shall be 5m.
- (d) For proposals that do not meet the standards set out in this rule the Council has restricted discretion to:
 - i. The building's location and design;
 - ii. Site landscaping within the setback area;
 - iii. The effects on residential amenity at the interface with Activity Area C2; and
 - iv. The effects on streetscape amenity.

xxii Landscaping

- (a) For sites within the Road Frontage Control Area as shown on the Structure Plan along the EAR boundary and along the street boundary of Road 2 (except vehicle crossing areas): 3m landscaped area.
- (b) Other road boundaries (except road crossing areas): 2m landscaped area except along Road 5 where rule 12.20.6.2 (xix)(c) applies.

- (c) Side and Rear Boundaries: no landscaping is required except where a side or rear boundary adjoins the Events Centre land to which Rule 12.20.6.2(xix)(b) applies.
- (d) For proposals that do not meet the standards set out in this rule the Council has restricted discretion to the following:
 - i. The location and design of buildings on the site;
 - ii. Any activities (such as parking or access) within the setback area; and
 - iii. The effects on the amenity of the EAR.

xxiii Road Frontage Control Area Vehicle Crossings

- (a) Vehicle crossings along the Road Frontage Control Area shall be a minimum of 50m apart, with that measurement commencing at the intersection of Road 8 and Road 2 with the EAR.
- (b) For proposals that do not meet the standard set out in this rule, the Council has restricted discretion to:
 - i. Effect of additional vehicle crossings on traffic and pedestrian safety and efficiency of the EAR as a corridor.

xxiv Earthworks - All Activity Areas

The following standards apply to all earthworks within all Activity Areas except for earthworks associated with a subdivision or building that has resource consent:

- (a) Earthworks
 - i. The total volume of earthworks does not exceed 100m³ per site (within a 12 month period). For clarification of "volume", see interpretative Diagram 5 (Appendix 4).
 - ii. The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m

shall not exceed 200m² in area within that site (within a 12 month period).

- iii. Any earthworks that would result in the generation of traffic or activity that could interfere with the safe operation of the State Highway shall require a construction traffic management plan addressing effects on the State Highway and be prepared in consultation with NZTA.
 - iv. No earthworks shall:
 - a. expose any groundwater aquifer;
 - b. cause artificial drainage of any groundwater aquifer;
 - c. cause temporary ponding of any surface water.
- (b) Height of cut and fill and slope
- i. The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see interpretative Diagram 6, (Appendix 4)). Except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5m in height.
 - ii. The maximum height of any cut shall not exceed 2.4 metres.
 - iii. The maximum height of any fill shall not exceed 2 metres.
- (c) Environmental Protection Measures
- i. Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.
 - ii. Any person carrying out earthworks shall:
 - a. Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District

earthworks guideline to assist in the achievement of this standard; and

- b. Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.

- iii. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

- (d) Protection of Archaeological Sites and Sites of Cultural Heritage.

- i. The activity shall not modify, damage or destroy any Waahi Tapu, Waahi Taoka or archaeological sites that are identified in Appendix 3, or in the Kai Tahu ki Otago Natural Resource Management Plan.
- ii. The activity shall not affect Ngai Tahu's cultural, spiritual and traditional association with land adjacent to or within Statutory Acknowledgment Areas.

- (e) For proposals that do not meet the standards set out in this rule, the Council has restricted discretion to:

- i. the scale and extent of the earthworks;
- ii. methods to remedy or mitigate associated adverse effects; and
- iii. the hours of operation.

xxv Light and Glare - All Activity Areas

- (a) All fixed exterior lighting shall be directed away from adjacent sites, roads and State Highway 6;

- (b) No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any site in Activity Area C2 measured at any point inside the boundary of the other site.

- (c) All fixed lighting shall be capped and directed downwards to avoid direct light above a plane horizontal with the base of the light bulb.

- (d) All roofs of buildings shall be finished or treated so that their light reflectance value does not exceed 40%.

- (e) For proposals that do not meet the standards set out in this rule, the Council has restricted discretion to:

- i. the location and design of lighting; and
- ii. the colour and reflectance value of roofs.

12.20.6.2 Zone Standards

Any Activity which is not listed as a Prohibited Activity and which does not comply with one or more of the relevant Zone Standards, shall be a Non-Complying Activity.

Activity Area A

i Activity Area A

No development shall be undertaken within Activity Areas C1 and C2 until such time as a Resource Consent pursuant to Rule 12.20.3.3(iv) has been granted by Council, and all conditions have been given effect to.

Activity Area C1

ii Building Height.

The standards in **Table 2** apply. (Refer Appendix 4 and definitions of Height and Ground Level).

Distance from the	Maximum	Maximum
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southern edge of Activity Area A (metres)	Building Height (metres)	number of storeys above ground level
From 15m up to 50m	6.5m	2
From 50m up to 100m	9.5m	3
From 100m up to 150m	15.5m	5
From 150m	18.5m	6

Table 2: Building Height

Note: Buildings are Prohibited within 15m of the southern edge of Activity Area A.

- (a) Provided that:
- i. At the intersection of Grant Road and Activity Area A, maximum building height is 9.5 metres and buildings can be a maximum of 3 storeys above ground level; within a square area 20m long, measured from 15m south of Activity Area A and the eastern side of Grant Road.
 - ii. Mezzanines shall be regarded as full floor levels.
 - iii. Semi-basement car parking does not count as a storey for the purposes of the maximum number of storeys where its roof is no more than 1200mm above ground level.
 - iv. All building heights within 100m of the southern boundary of Activity Area A can be extended by 1.5 metres above the maximum heights for the purpose of roof articulation. The maximum number of storeys still applies.

iii Building Coverage

- (a) The maximum building coverage for all activities on any site shall be 90%.

iv Retail over 1,000m² GFA

- (a) Retail activity within a building that exceeds 1,000m² GFA shall be limited to two at either end (i.e. four in total) of that part of Road 8 contained within Activity Area C1.

v Vehicle Crossings – Road 8 (Mainstreet)

- (a) There shall be no vehicle crossings onto Road 8 (Mainstreet).

vi Signs

- (a) No freestanding signs are to be located within 25m of the southern edge of Activity Area A.

Activity Area C2

vii Building Height

The standards in **Table 3** apply. (Refer Appendix 4 and definitions of Height and Ground Level).

Distance from the southern edge of Activity Area A (metres)	Maximum Building Height (metres)	Maximum number of storeys above ground level
From 15m up to 50m	6.5m	2
From 50m up to 100m	9.5m	3
From 100m up to 150m	15.5m	5
From 150m	18.5m	6

Table 3: Building Height

Note: Buildings are Prohibited within 15m of the southern edge of Activity Area A.

- (a) Provided that:
- i. Mezzanines shall be regarded as full floor levels.

- ii. Semi-basement car parking does not count as a storey for the purposes of the maximum number of storeys where its roof is no more than 1200mm above ground level.
- iii. All building heights within 100m of the southern boundary of Activity Area A can be extended by 1.5 metres above the maximum heights for the purpose of roof articulation. The maximum number of storeys still applies.

viii Building Coverage

- (a) The maximum building coverage for all activities on any site shall be 70%.

ix Minimum Permeable Area

- (a) 10% of the net site area is to be provided in a manner which enables rainfall to pass into the ground through planting of vegetation or use of permeable paving or surfaces.

x Signs

- (a) No freestanding signs are to be located within 25m of the southern edge of Activity Area A.

Activity Area E2

xi Building Height

The standards in **Table 4** apply. (Refer Appendix 4 and definitions of Height and Ground Level).

Distance from the southern edge of Activity Area A (metres)	Maximum Building Height (metres)	Maximum number of storeys above ground level
From 15m up to 50m	6.5m	2
From 50m up to 100m	9.5m	3
From 100m	12m	4

Table 4: Building Height.

Note: Buildings are Prohibited within 15m of the southern edge of Activity Area A.

(a) Provided that:

- i. At the intersection of the EAR with Activity Area A, maximum building height is 9.5 metres and buildings can be a maximum of 3 storeys above ground level within a square area 20m long, measured from 15m south of Activity Area A and 1.5m west or east of the EAR.
- ii. Mezzanines shall be regarded as full floor levels.
- iii. Semi-basement car parking does not count as a storey for the purposes of the maximum number of storeys where its roof is no more than 1200mm above ground level.
- iv. All building heights within 100m of the southern boundary of Activity Area A can be extended by 1.5 metres above the maximum heights for the purpose of roof articulation. The maximum number of storeys still applies.

xii Minimum Permeable Area

- (a) 10% of the net site area is to be provided in a manner which enables rainfall to pass into the ground through planting of vegetation or use of permeable paving or surfaces.

xiii Storage of Goods

All storage of any materials, goods or articles shall be either:

- (a) carried out within a building; or
- (b) screened by a building so it is not visible from a street; or
- (c) located behind solid fence of at least 1.8m in height or dense planting of the same height where visible from AA C2.

xiv Signs

- (a) No freestanding signs are to be located within 25m of the southern edge of Activity Area A.

xv Setback from Activity Area C2 Boundary

- (a) All buildings shall be set back 5m.

Activity Area E1 and D

xvi Building Coverage

The maximum building coverage for all activities on any site shall be:

- (a) 40% in Activity Area D.
- (b) 80% in Activity Area E1.

xvii Building Heights

- (a) Activity Area D: Maximum height is 10m.
- (b) Activity Area E1: Maximum height is 12m provided that within 65m of the State Highway boundary as it existed 4 July 2007, the maximum height is 9m.

xviii Minimum Permeable Area

- (a) 10% of the net site area in Activity Areas D and E1 is to be provided in a manner which enables rainfall to pass into the ground through planting of vegetation or use of permeable paving or surfaces.

xix Setbacks and Landscaping

- (a) Within Activity Area E1 there shall be a building setback of 15m from the State Highway. The first 5m shall be landscaped. Note: Lot 1 and 2 DP 23542 are covered by rule 12.20.6.2 (xx)
- (b) Within Activity Area D buildings shall be setback a minimum of 5m from the boundary with the Queenstown Events Centre, and

there shall be a minimum of 5m of vegetated landscaping adjacent to the Queenstown Events Centre boundary (except where this would interfere with a safe and direct pedestrian access from Grant Road to the Queenstown Events Centre).

- (c) There shall be a 2m wide vegetated landscape strip where sites front Road 5, comprising tree species (height at maturity of 4 – 6m and planted at 10m centres) and shrub species (planted at a maximum of 1.5m centres).

xx State Highway Building Setback and Landscape Strip on Lots 1 and 2 DP 23542:

- (a) There shall be a 5m wide landscape strip established along the State Highway boundary and the boundary with Activity Area A.
- (b) Within Lot 2 DP 23542, there shall be a minimum building setback of 15m from the State Highway. The setback area between 5 and 15m may be used for at-grade parking, manoeuvring and additional landscaping.
- (c) Within Lot 1 DP 23542 there shall be a minimum building setback of 10m from the State Highway. The setback area between 5m and 10m from the boundary may be used for at-grade parking, manoeuvring and additional landscaping.

xxi

(A) Ancillary Retailing Activities in Activity Area E1

The following limitations apply to retail activities in Activity Area E1:

- (a) Activities more than 50m from the EAR:

Any goods displayed for sale are ancillary to the industrial and/or service activity on the site and occupy no more than 20% of the ground floor area of the building; and
- (b) Activities within the Road Frontage Control Area shown on the Structure Plan:

Any goods displayed for sale are ancillary to the industrial and/or service activity on the site; and

- i. where displayed inside a building occupy no more than 20% of the ground floor area of the building;
- ii. where displayed outdoors, or under un-enclosed structures are yard based retail activities and occupy no more than 30% of that part of the site located within the Road Frontage Control Area shown on the Structure Plan, and are not located on required car parking, loading, landscaping or permeable areas.

(B) Ancillary Retailing Activities in Activity Area D

The following limitations apply to retail activities in Activity Area D:

- (a) Activities more than 50m from the EAR

Any goods displayed for sale are ancillary to a yard based industrial and/or service activity on the site and occupy no more than 20% of the ground floor area of the building.

- (b) Activities within the Road Frontage Control Area shown on the Structure Plan:

Any goods displayed for sale are ancillary to a yard based industrial and/or service activity on the site; and

- i. where displayed inside a building occupy no more than 20% of the ground floor area of the building; and
- ii. where displayed outdoors, or under un-enclosed structures, occupy no more than 30% of that part of the site located within the Road Frontage Control Area shown on the Structure Plan, and are not located on required car parking, loading, landscaping or permeable areas.

xxii Signs

- (a) No freestanding signs are to be located within 75m of the southern edge of the State Highway boundary as it existed 4 July 2007.

All Activity Areas

xxiii Structure Plan - All Activity Areas

- (a) All activities and developments must be carried out in accordance with the Structure Plan shown in Figure 1.
- (b) No development shall prevent the creation of required roads shown on the Structure Plan.

xxiv Keeping of Animals - All Activity Areas

- (a) No animals shall stay overnight on a site for commercial purposes, except for a maximum of 4 animals in the care of a registered veterinarian for medical or surgical purposes. There shall be no breeding, rearing or keeping of pigs or commercial livestock.

xxv Access to State Highway

- (a) No new activity in any Activity Area shall have direct access to the State Highway, except for activities authorised by Rule 12.20.3.1 (ii) and 12.20.3.2 (ii)
- (b) No new activity shall gain direct access to and from the State Highway from Lot 1 DP 25342 once the required road link (Road 9) has been formed between the Eastern Access Road and Lot 1 DP 25342.

xxvi Noise

- (a) In Activity Areas A, C1, and C2 activities shall be conducted so that the following noise limits are not exceeded at any point within the boundary of any other site within the zone or Activity Area:

- i. Daytime (0800 - 2200 hrs) 65dBA L10

- ii. Night-time (2200 - 0800 hrs) 65dBA L₁₀ and 75dBA L_{max}
- (b) In Activity Areas D, E1, and E2 activities shall be so conducted that the following noise limits are not exceeded at the boundary with Activity Area C2:
 - i. Daytime (0800 - 2000 hrs) 65dBA L₁₀
 - ii. Night-time (2000-0800 hrs) 65dBA L₁₀ and 70dBA L_{max}
- (c) Any residential unit, visitor accommodation unit, office space, educational or community facility shall be acoustically insulated from noise. The acoustic insulation required shall achieve an indoor design sound level of 40 dBA L_{dn} except for Non-Critical Listening Environments. This control shall be met in either of the following two ways:

EITHER:

 - i. By providing a certificate from a recognised acoustic engineer stating that the proposed construction will achieve the internal design noise level, **OR:**
 - ii. The building shall be constructed and finished in accordance with the provisions of **Table 5**.

Building Element	Required Construction
External Walls	Exterior: 20 mm timber or 6mm fibre cement Frame: 100mm gap containing 100mm acoustic blanket (R2.2 Batts or similar) Two layers of 12.5mm gypsum plasterboard* (Or an equivalent combination of exterior and interior wall mass)

Windows	Up to 40% of wall area: Minimum thickness 6mm glazing** Up to 60% of wall area: Minimum thickness 8mm glazing** Up to 80% of wall area: Minimum thickness 8mm laminated glass or minimum 10mm double glazing** Aluminium framing with compression seals (or equivalent)
Pitched Roof	Cladding: 0.5mm profiled steel or tiles or 6mm corrugated fibre cement. Frame: Timber truss with 100mm acoustic blanket (R 2.2 Batts or similar) Ceiling: 12.5mm gypsum plaster board*
Skillion Roof	Cladding: 0.5mm profiled steel or 6mm fibre cement Sarking: 20mm particle board or plywood. Frame: 100mm gap containing 100mm acoustic blanket (R2.2 Batts or similar). Ceiling: 2 layers of 9.5mm gypsum plasterboard*
External Door	Solid core door (min. 24kg/m ²) with weather seals.

Table 5: Acoustic Insulation of Buildings Containing Noise Sensitive Uses (except non-critical listening areas)

* Where exterior walls are of brick veneer or stucco plaster the internal linings need be no thicker than 9.5mm gypsum plasterboard.

** Typical acoustic glazing usually involves thick single panes or laminated glass. Where two or more layers of glass are employed with an air gap between, total thickness of window glass may be calculated as the total of all glass layers (excluding air gap) provided that at least one glass layer shall be of a different thickness to the other layer(s).

- (d) Construction noise shall comply with and be measured and assessed in accordance with the relevant New Zealand Standard.
- (e) Noise from aircraft operations at Queenstown Airport is exempt from the above standards.

- (f) Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS 6802:1991.

12.20.7 Resource Consents – Assessment Matters

Assessment Matters are applied as follows:

- i For all Controlled Activities in the Frankton Flats Special Zone (B), the assessment matters shall inform the conditions that may be imposed on a consent.
- ii For all Restricted Discretionary Activities in the Frankton Flats Special Zone (B), in determining whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited to, the assessment matters relevant to the restriction.
- iii For all Discretionary Activities in the Frankton Flats Special Zone (B), in considering whether or not to grant consent or impose conditions, the Council shall have regard to any relevant Site Standards, Zone Standards and assessment matters.

12.20.7.2 Controlled Activities

i Licensed Café within Lot 2 DP23542

- (a) The matters in 12.20.3.2 iii (b)(i-iv) (the matters for controlled activity buildings in Activity Areas D and E1).
- (b) The external colours, materials and finishing of buildings.
- (c) The number, size and position of signage platforms.
- (d) The use of corporate colours should be appropriate to the overall amenity of the built environment when viewed from the street.
- (e) Signage should be combined with signage associated with the garden centre.
- (f) The hours of operation should be the same as that of the garden centre.

- (g) Whether the character, scale and intensity of the proposed use will be compatible in relation to surrounding activities.

ii All buildings In Activity Areas E1 and D

- (a) The building should be designed to avoid large blank walls in elevations fronting or visible from any street and avoid large areas of single colours with a high reflectivity value (over 36%).
- (b) The location, access, and layout of off-street car-parking, loading and manoeuvring areas should be safe and efficient.
- (c) Where use of the site by large vehicles (including truck and trailer units) is likely, or a large number of vehicles using the same access point, the site layout should allow sufficient area for these to exit on to the road in a forwards direction.
- (d) Landscaping within the front yard setback area should provide an appropriate quality of frontage to the buildings and activities within the site, including for the purpose of screening of outdoor storage areas, rubbish and recycling facilities where necessary, and will be maintained to achieve this purpose.
- (e) The treatment of any fencing by landscape planting is to soften its visual impact when viewed from the street.
- (f) The layout of activities, buildings, landscaping and lighting should provide a safe environment for workers and visitors.
- (g) Whether the building and activities will be adequately serviced, and whether:
 - i. permeable surfacing and landscaping is designed to accommodate soakage of stormwater; and
 - ii. overland flow paths and stormwater detention devices are adequately accommodated within the site.
- (h) Where the site adjoins the Queenstown Events Centre land, whether the development should provide for a safe and direct pedestrian connection between the Queenstown Events Centre

and Grant Road. Only one pedestrian connection is required from the area south of Activity Area C2 and is expected to be in the vicinity of Road 5.

iii In Activity Area E1, for buildings that are either within the Road Frontage Control Area shown on the Structure Plan, or are within 20m of Road 2; and

In Activity Area D, for buildings that are either within the Road Frontage Control Area shown on the Structure Plan, or are within 20m of Grant Road or Road 5:

- (a) The Assessment Matters in 12.20.7.2 (ii) (a) to (h) above.
- (b) The external colours, materials and finishing of buildings.
- (c) The number, size and position of signage platforms.
- (d) The use of corporate colours should be appropriate to the overall amenity of the built environment when viewed from the street.
- (e) Where the site fronts Road 5:
 - i. The site's frontage should be landscaped in tree species (height at maturity of 4 – 6m) and shrub species at sufficient density to provide an attractive visual buffer to development when viewed from Activity Area C2.
 - ii. Sites should be laid out and designed to minimise potential nuisance effects on residential development in Activity Area C2 from the generation of dust, lights and vibration.
- (f) Where the site is within the Road Frontage Control Area shown on the Structure Plan:
 - i. The design of buildings fronting the Eastern Access Road should orientate ancillary retail, ancillary office and other activity generators to the front of the site.
 - ii. Car parking should be located to the side and rear of buildings and should not dominate frontages.

- iii. Buildings should be located close to the street boundary to help define and contain the street scene.
- iv. Shared service lanes and rear accessways should allow for circulation between units without the need to exit onto the EAR to gain access to another unit.
- v. Vehicle crossings should be designed to reduce vehicle speed, be visually attractive, using quality paving and landscaping and clearly signal to pedestrians the presence of a vehicle crossing or access way.
- vi. Pedestrian paths to buildings should be separate to vehicle accessways unless part of a deliberate "shared space" design.
- vii. Frontage setback areas should be established in small (height 3 – 5m at maturity) trees and shrubs in sufficient density to contribute to an attractive landscaped green frontage along the EAR while still allowing visual permeability to activities and buildings. The landscaping should be maintained to achieve this purpose.

iv Building Extensions in Activity Area E2

- (a) The extent to which the external appearance of the extension integrates with the design of the existing building.

v Visitor Accommodation in C1 and Premises Licensed for the Sale of Liquor in Activity Area C1 and Activity Area C2:

- (a) The scale of the activity and its compatibility with surrounding land use, character and amenity.
- (b) The effect on residential amenity, including noise, vibration, lighting and loss of privacy.
- (c) Public and private safety, security and crime prevention.
- (d) Hours of operation.

- (e) Location of loading and parking areas.
- (f) The adequacy of screening and buffer areas between the site and other uses.

vi Convenience Retail in Activity Area C2

- (a) The effect on residential amenity, including noise, lighting and loss of privacy.
- (b) Effects on residential amenity.
- (c) The treatment and use of street frontages. Street frontages may be used to display goods and for outdoor seating but should not be used for car parking.
- (d) The nature and extent of signage displayed relative to the size of the premises.
- (e) The location and layout of parking and loading areas and their safety and efficiency in a residential context.

12.20.7.3 Restricted Discretionary Activities

i Buildings and Associated Works in Activity Area C1 and C2 (Integration Across the Activity Areas)

In considering the building and the associated works the Council must be satisfied that these works, in relation to the matters set out in Policy 3.1 will contribute to, and not undermine:

- (a) A connected street network which can be progressively developed that:
 - i. Enables convenient and safe traffic circulation, while managing traffic speeds and moderating driver behaviour.
 - ii. Promotes walking and cycling through short blocks and regular intersections (block lengths in excess of 200m and culs-de-sac are discouraged). Any pedestrian and cycle

only connections should be safe and convenient. Generally they should have a straight alignment and be edged by buildings that provide a sense of safety for users.

- iii. Provides for coherent landscape treatment of streets.
 - iv. Incorporates water sensitive urban design elements (e.g. bio filtration, permeable paving etc).
 - v. Enables a built form (building footprints, mass and typologies) that meets the policies and site standards of the Activity Area.
- (b) An arrangement of publicly accessible open space areas that can meet future needs and supports the built environment policies of the Zone.
- i. Within Activity Area C1, a civic focal space, adjacent to the Mainstreet should be identified, with a form that is suitable for a range of public gatherings and use.
 - ii. Within Activity Area C2, the location and form of open space areas, including open space that can provide for the passive neighbourhood recreational open space needs of residents and visitors in the Zone, should be identified.
- (c) Indicative viewshafts that will be maintained in an appropriate manner that retains their role as continuous viewshafts with straight alignments, including consistent controls on fencing, structures and vegetation within the viewshaft area.
- (d) Sufficient provision is made to accommodate future infrastructure needs, taking into account demands from adjacent sites and Activity Areas, including:
- i. On-site soakage and overland flow paths for rainfall events that exceed the capacity of the piped network. In Activity Area C1 these soakage areas may be pits and chambers overlain by hard surfaces, while in Activity Area C2 there may be a mix of permeable areas and engineered soakage areas.

- ii. Water and wastewater networks and space for other utilities.

ii Buildings within Activity Area C1

Building Design – General

- (a) Building mass and modulation should respond to the sites context and adjacent development.
- (b) Buildings should positively front streets, through principal building entrances being direct from the street and windows and balconies overlooking the street. Blank walls to streets are to be avoided.
- (c) Buildings facades should be articulated and detailed to contribute to a visually rich public environment.
- (d) Side and rear walls should be varied through detailing, materials and modulation.
- (e) Roof forms should provide an appropriate termination to the building and positively contribute to the variety and visual character of the neighbourhood.
- (f) Variations of building height should be used to contribute to the legibility, visual interest and character of the neighbourhood.
- (g) Roof plant should be integrated into the design of the roof.
- (h) Buildings should use quality, durable and easily maintained materials and finishes on the facade, particularly at street level.
- (i) Building and roof colours and materials should not result in an obtrusive impact when viewed from public places.
- (j) The external finishes and colour of buildings that front Road 14 or the State Highway should not detract from views of the surrounding natural landscapes.

Buildings – Road 8 (Mainstreet)

- (k) Where sites front the Mainstreet, buildings:

- i. Should adjoin adjacent buildings, forming a continuous façade to the Mainstreet; and
- ii. Should be a minimum of 2 storeys in height so as to frame the Mainstreet, with the ground floor to be at least 3.5m high to provide a flexible commercial space; and
- iii. Should present a fine grained vertical rhythm of 4m to 6m wide modules. This can be achieved through larger buildings being sleeved by smaller units that face the street, or through placement of windows, balconies, recessed terraces, minor variations in setbacks, use of architectural elements such as columns and fins, as well as variations in materials and design of the facade; and
- iv. Maximise glazing at street level.

Buildings – Mixed Uses

- (l) Residential uses should be designed to ensure outlook from principal living rooms, taking into account possible future development on adjoining sites.
- (m) The ground floor of residential units should be elevated 1m above the surface of the street to provide visual privacy to users or front fences and landscaping should be of a low height so as to maintain street amenity and sense of safety.
- (n) Mixed use buildings should have clearly separated entrances for residential and non-residential uses.

Vehicle Access and Parking

- (o) All on-site car parking must be to the rear of buildings or below ground level, preferably accessed from rear service lanes. If parking is at ground level, it should be screened from the street by a building containing an activity at the street frontage.

- (p) If on-site car parking has to be accessed directly from the street, then only one vehicle access point is to be provided to that site. Vehicle crossings and access ways should be designed to reduce vehicle speed, be visually attractive and minimize the width of frontage occupied by the crossing.
- (q) Ventilation and fumes from parking structures should not be vented into the adjacent street environment in a way that minimises impact on amenity.

Landscaping

- (r) Where provided on-site, landscaping should use durable materials that are visually and functionally compatible with adjoining landscape treatment, particularly streets.
- (s) Surface parking areas should be softened with landscaping, including tree planting.

Site Layout

- (t) The safety of public and semi-public areas within and adjacent to the development should be ensured by:
 - i. Locating windows and other openings associated with living and working areas so that the occupants can overlook and interact with public and semi-public areas;
 - ii. Ensuring that walls and fences have sufficient transparency or are of a low enough height to allow informal surveillance to occur; and
 - iii. Publicly-accessible through site links have a straight alignment, avoid entrapment areas and are appropriately lit at night time.
- (u) Storage, rubbish and recycling facilities should be contained within buildings.

- (v) Utilities including stormwater retention devices should be incorporated into the design of the site and be visually compatible with a town centre environment.

Signage

- (w) Whether the number, scale and location of signage results in adverse effects on the amenity values of views from the State Highway.

iii Buildings within Activity Area C2

Building Design

- (a) Building design and landscape treatment should be integrated into a coherent design strategy.
- (b) Buildings should:
 - i. Avoid long, unrelieved frontages and excessive bulk and scale when viewed from the road; and
 - ii. Visually break up their mass into distinct elements to reflect a human scale.
- (c) Blank walls to streets should be avoided. A variety of architectural detail and building materials should be used to create visual interest.
- (d) Roof profiles should be designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and the surrounding area. This includes integrating plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design.
- (e) Buildings should positively contribute to the amenity of streets and public open spaces by:
 - i. Maximising doors, windows and balconies over all levels on the front façade;

- ii. Clearly defining the boundary between the site and the street or public open space by planting or fencing; and
- iii. Using quality, durable and easily maintained materials with particular emphasis on frontages to the street and public open space.

Landscaping and Open Space

- (f) Private open space should be located to maximise views, and sunlight access while reducing overlooking. Balconies should be designed as an integral part of the building and a predominance of cantilevered balconies should be avoided.
- (g) The height, design and materials of fences or walls demarcating private and communal areas should maintain opportunities for passive surveillance of streets.
- (h) Communal areas should be accessible from dwellings within the development and located and designed to reduce effects on neighbouring dwellings.
- (i) Landscaping should be designed to:
 - i. Allow space for the planting of large trees (where this does not block a viewshaft);
 - ii. Enhance on-site amenity and improve privacy between dwellings;
 - iii. Enable soakage of stormwater; and
 - iv. Contribute to the amenity and attractiveness of communal areas.
- (j) Semi-public areas like communal open space areas, through site links and access to parking areas should be designed to promote personal safety through passive surveillance, lighting, sight lines and controlling access where necessary.

- (k) Where the site abuts the Queenstown Event Centre land, then the frontage to the Queenstown Events Centre should be landscaped to ensure an attractive outlook from the Queenstown Events Centre land.

Parking and Access:

- (l) For apartment buildings, basement or semi basement parking is encouraged. Where not feasible parking should be to the rear or undercroft provided it is not visible from the street. The use of screens or curtain walls to visually obscure car parking from streets is not preferred.
- (m) Surface car parking areas should be landscaped.
- (n) Garaging as part of a dwelling should either be recessed behind the front facade of the building (1m minimum) and should not constitute more than 40% in area of the buildings front facade, or should be located to the rear of a building development.
- (o) Refuse and recycling storage areas should be within buildings or appropriately screened.
- (p) Buildings and other structures including fences should be located where they do not block existing or anticipated stormwater overland flow paths.

iv Buildings Within Activity Area E2:

Building Design

- (a) Buildings should:
 - i. Avoid long, unrelieved frontages and excessive bulk and scale when viewed from the road; and
 - ii. Visually break up their mass into distinct elements to reflect a human scale.
- (b) The design of the building's road edge should:

- i. Maximise outlook onto the road through the use of entrances, windows and balconies;
 - ii. Ensure that the main pedestrian entrances are visible from the road;
 - iii. Utilise a variety of architectural detail to create visual richness; and
 - iv. Ensure glazing of ground floor frontages maximise visual interaction between the street and the activity within the ground floor.
- (c) Multi-storey buildings should visibly express a two or more storey format with visual distinctions made between the ground floor and upper floors through detailing, modulation and variations in solid to void ratios. Upper floor spaces should have a separate pedestrian entrance to that of the ground floor space.
- (d) Where proposed, the extent to which single level buildings emphasise the height of roadside frontages.
- (e) The design and placement of signage and use of colour and building finishes should contribute to a high quality, mixed use environment.
- (f) On corner sites, buildings should address and respond to both road frontages.
- (g) Roof profiles should be designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and the surrounding area. This includes integrating plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design.
- (h) Buildings should use quality, durable and easily maintained materials and finishes on the facade, particularly at street level.
- (i) Signs not attached to a building should be located on common sign plinths or boards, located at the vehicle crossing points

required by site standard 12.20.6.1 (xviii). These plinths or sign boards should not be more than 6m high and not exceed a surface area of 6m².

Landscaping:

- (j) Landscape treatment of frontages should:
- i. Reinforce the visual prominence of building entrances and maintain sightlines between the road and the building;
 - ii. Ensure equal physical access for people of all ages and physical abilities; and
 - iii. Be designed for on-going ease of maintenance.

Site Layout

- (k) Provide for stormwater management including on-site infiltration of stormwater and overland flow.
- (l) Buildings and landscaping should be designed to promote crime prevention.
- (m) Buildings and other structures including fences should be located where they do not block existing or anticipated stormwater overland flow paths.
- (n) Shared rear accessways either side of the EAR are encouraged to allow for circulation between units without the need to exit onto the EAR to gain access to another unit or site.

Vehicle Access and Parking

- (o) The proportion of the site's road frontage occupied by vehicle access and parking should be less than the proportion occupied by buildings (i.e. no more than 50%).
- (p) Vehicle crossings should be designed to reduce vehicle speed, be visually attractive, using quality paving and landscaping and

clearly signal to pedestrians the presence of a vehicle crossing or access way.

- (q) Pedestrian paths to buildings should be separate to vehicle accessways unless part of a deliberate "shared space" design.
- (r) Activities incorporating drive through facilities should be designed to accommodate any queuing of vehicles within the site. Queuing should not be located between the building and the street. Ordering and collection points should be located to the side of the building. Drive through facilities are not suitable for corner sites.

At the Interface with Activity Area C2

- (s) Doors, ventilation ducts and extractor fans should be located to minimise disturbance to residential activities.
- (t) Queuing areas for drive through facilities should be designed and located to minimise effects on residential amenity.
- (u) Roofs are designed to mitigate adverse visual effects including glare and visual clutter from roof plant.
- (v) Rubbish / storage areas are appropriately screened.

State Highway Frontage

- (w) The form and design of buildings should contribute to an interesting and varied vista of buildings when viewed from the State Highway frontage of the zone.
- (x) The extent to which signage and building colour and finishes are combined into a coherent design strategy that positively contributes to the visual quality of the Zone.

v Buildings in E1 within 100m of the State Highway (excluding Lots 1 and 2 DP23542)

- (a) The Assessment Matters in 12.20.7.2 (iii) (a) to (d) (the assessment matters for Controlled Activity buildings in Activity Area E1).
- (b) Landscaping associated with any building should provide an appropriate quality of frontage to the State Highway. Buildings and activities within the site, including outdoor storage areas and rubbish and recycling facilities where necessary, should be screened. Landscaping should be maintained to achieve this purpose.

vi Buildings and Landscaping within Lots 1 and 2 DP23542 in Activity Area E1:

- (a) The matters in 12.20.7.2 (iii) (a) to (d) (the assessment matters for controlled activity buildings in Activity Area E1).
- (b) The Council must be satisfied that the size (at planting and maturity), species and planting density of vegetation to be established within the 5m landscape strip and elsewhere on the site will substantially screen the proposed development and outdoor storage of goods, material and equipment when viewed from the State Highway.
- (c) The landscape treatment should be integrated with the design of the buildings, outdoor activities, access and car parking to provide a coherent and comprehensive response to the site's constraints and will be maintained to achieve this purpose.

vii Visitor Accommodation in Activity Area C2

- (a) Whether the activity will have adverse effects on surrounding residential amenity and cohesion, taking into account:
 - i. The location of carparking and bus parking facilities.
 - ii. The scale of the development.

- iii. The location, design and orientation of visitor accommodation units in relation to the privacy and amenity of adjoining residential activities.
 - iv. The location, use, and layout of outdoor areas, including service areas.
 - v. The cumulative impact of visitor accommodation in the vicinity and activity area.
- (b) Whether the visitor accommodation development can act as a transition between residential uses and adjoining activity areas.

viii The Landscape Development of Activity Area A

- (a) Landscape treatment should result in an open landscaped area consisting of a mixture of grass, low level vegetation and suitably located trees.
- (b) The particular tree species and their location relative to:
 - i. The indicative viewshafts shown on the Structure Plan, so as to maintain open views to The Remarkables and the Outstanding Natural Landscapes.
 - ii. The intersections of Grant Road and the Eastern Access Road with the State Highway so that sight lines are not compromised.
 - iii. Any modification or adaptation of existing planting.
- (c) The extent to which the landscape design is consistent across the Activity Area.
- (d) The means by which public use of the walkway/cycleway is permanently secured.
- (e) The trail shall be designed and constructed so that it either connects to existing trails or future trails identified on the Structure Plan.

- (f) Identification of the method to ensure the on-going maintenance of planting within the Activity Area occurs.
- (g) The extent and scale of earthworks, including any earthworks necessary to provide for stormwater management.

ix Vehicle Access to Lots 1 and 2 DP 25342

- (a) In making an assessment regarding the impact on the State Highway of traffic generated by a new activity, consideration should be given to the traffic movements generated between the State Highway and the existing garden centre and the resource consent RC940135 for Lot 1 DP 25342.
- (b) The extent to which the access maintains the amenity values of the State Highway corridor while ensuring traffic safety and efficiency.

12.20.7.4 Site Standards: Assessment Matters

Activity Area C1

i Building Setbacks

- (a) The effect that any increased setback will have upon the visual impression of the streetscape.
- (b) The compatibility with other nearby buildings.
- (c) The use of land within the setback and whether this use will add to the vitality of the street.
- (d) The quality and features of the external appearance of the building.
- (e) The effect upon pedestrian safety and amenity.

ii Verandas

- (a) The external appearance of verandas avoids or mitigates adverse effects on:
 - i. Neighbouring buildings and verandas
 - ii. The extent to which the veranda affects the use and enjoyment of the streetscape
 - iii. The appearance of the building.

iii Outdoor Living Space

- (a) Effects on residential amenity and whether the site is accessible to areas of communal or public open space that can provide for occupants needs.

Activity Area C2

iv Building Setbacks

- (a) The location and design of the building proposed to be within the setback area and any associated landscaping.
- (b) The use of land within the setback area and whether this use will add to the vitality of the street.
- (c) The quality and features of the external appearance of the building.
- (d) The extent to which the setbacks maintain residents and pedestrian amenity and safety.

v Outdoor Living Space

- (a) Effects on residential amenity and whether the site is accessible to areas of communal or public open space that can provide for occupants needs.

vi Outlook from Habitable Rooms and Building Separation

- (a) The Council must be satisfied that development that infringes the rule can demonstrate that there will be a reasonable standard of amenity (including visual privacy, access to natural light, overlooking and dominance) between dwellings within the site as well as adjoining sites, including their outdoor living space.

vii Minimum Dwelling Density

- (a) The cumulative adverse impact on the efficient and effective use of land resources within the Activity Area from lower density development.
- (b) The extent to which lower density development provides opportunities for affordable housing for low to moderate income households.

viii Residential Mix

- (a) The extent to which the development that proposes more than 70% studio and one bedroom units is purpose built, and contains common areas, amenities and on-site management appropriate to this form of residential development.

ix Offices, Community, Educational, Health and Day Care outside the OCB

- (a) Outside the OCB, larger scale non-residential activities should be designed and managed in a way that limits adverse effects on residential amenity. This includes:
 - i. Building design that reflects residential mass, scale and character;
 - ii. Managing noise and light spill from indoor and outdoor areas;
 - iii. Managing parking areas and traffic generation;
 - iv. Limiting hours of operation; and

v. Limiting impacts from overlooking of adjacent required residential outdoor living spaces

- (b) The adaptability of the development to future residential use.
- (c) Limiting cumulative adverse effects on residential cohesion from a concentration of non-residential activities. Where non-residential development can act as a transition between residential uses and adjoining activity areas, or are part of a mixed, residential – non-residential development, then a cluster of non-residential activities may be appropriate.

x Fences within Building Setbacks

- (a) The extent to which the fence height and design reduces the opportunities for passive surveillance between the street and the dwelling. Taller fences may be appropriate if they retain a high degree of visual permeability.

Activity Area E2

xi Building Setback

- (a) The extent to which building design and placement supports the amenity of the EAR.
- (b) The design and location of buildings.

xii Building Footprint

- (a) The Council must be satisfied that the number, design and placement of larger footprint buildings (buildings over 1,000m² in floor area at the ground level) will not dominate the moderate scale and intensity of development and mix of businesses sought within the Activity Area.
- (b) Larger foot print buildings may be appropriate if they are designed to break the building mass down into smaller units. This may include use of horizontal and vertical articulation to create a series of smaller, distinctive building elements along road

frontages and/or incorporating smaller self-contained units along road frontages.

xiii Minimum Ground Floor Height

- (a) The extent to which the operational requirements of the proposed activity requires a lower height space at the front of the building.
- (b) The extent to which a consistent streetscape of the EAR is maintained.

xiv Minimum Glazing

- (a) The extent to which the design of the building's facade provides for a superior outcome in terms of street amenity.

xv Minimum Two Storey Frontage

- (a) Whether the building is designed to accommodate a non-retail use.
- (b) The design and placement of signage and use of colour and building finishes should contribute to a high quality, mixed use environment

xvi Building Frontage Height

- (a) The extent to which building design supports the amenity of the EAR.

xvii Pedestrian/ Cycle Connection

- (a) The extent to which an alternative design or location for the pedestrian / cycle connection provides for a more safe and convenient route.

xviii Road Frontage Control - Vehicle Crossings

The Council must be satisfied that:

- (a) Additional vehicle crossing points will not cause any loss in the efficiency of the EAR as a key arterial road.
- (b) The site or building cannot be accessed in any other reasonably practicable way.
- (c) Pedestrian and cyclist safety is not compromised by any increase in friction from entering and exiting vehicles.

xix Rear Accessway

- (a) The extent to which alternative means of vehicle circulation within and between sites maintains the corridor function of the EAR.
- (b) Whether vehicle access is provided and maintained across properties along the western side of Activity Area E2 to provide a secondary access link at the rear of Activity Area E2.
- (c) The extent to which separation between activities in Activity Area E2 and Activity Area C2 are mitigated by other means.

Activity Areas E1 and D

xx Building Coverage - E1

- (a) The extent to which the building coverage sought will not adversely affect opportunities for required permeable surfacing and landscaping within the site.
- (b) Whether additional permeable surfacing and landscaping can be provided to manage any potential adverse stormwater effects arising from the increased coverage, and for mitigation (by additional design controls or landscaping) of the effects of the dominance of buildings when viewed from the State Highway, the EAR or Road 2.
- (c) Adequate access to the site, on-site vehicle parking, loading spaces, and manoeuvring areas for heavy vehicles should be retained.

xxi Building Setbacks

- (a) The location and design of the building proposed to be within the required setback area, and any associated landscaping, should be sufficient to remedy or mitigate any adverse effects of the proximity of the building to the boundary and neighbouring land uses including Activity Area C2.

xxii Landscaping

- (a) Whether the reduction in required landscaping is justified in relation to the layout of buildings and activities within the site.
- (b) Whether the location and design of buildings within the site, and the location of other activities (such as parking and access within the setback area), will remedy or mitigate any adverse effects of the reduction in required landscaping.
- (c) Any reduction in required landscaping should not cause adverse effects on the amenity values of the EAR as an attractive, landscaped corridor.

xxiii Road Frontage Control Area Vehicle Crossings

The Council must be satisfied that:

- (a) The additional vehicle crossings or the reduction in distance between crossings will not cause any loss in the efficiency of the EAR as a key arterial route.
- (b) The site or building cannot be accessed by way of other vehicle crossing points or streets.
- (c) Pedestrian or cyclist safety is not compromised by any increase in friction from entering and exiting vehicles.

xxiv Earthworks - All Activity Areas

Environmental Protection Measures

- (a) The extent to which proposed sediment/erosion control techniques are adequate to ensure that sediment remains on-site.
- (b) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.
- (c) Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.
- (d) Where earthworks are proposed on a site with a gradient >18.5 degrees (1 in 3), whether a geotechnical report has been supplied to assess the stability of the earthworks.
- (e) Whether appropriate measures to control dust emissions are proposed.
- (f) Whether any groundwater is likely to be affected, and any mitigation measures are proposed to deal with any effects. NB: Any activity affecting groundwater may require resource consent from the Otago Regional Council.

Effects on Landscape and Visual Amenity Values:

- (g) Whether the scale and location of any cut and fill will adversely affect:
 - i. The visual quality and amenity values of the landscape;
 - ii. The natural landform of any ridgeline or visually prominent areas;
 - iii. The visual amenity values of surrounding sites.
- (h) Whether the earthworks will take into account the sensitivity of the landscape.
- (i) The potential for cumulative effects on the natural form of existing landscapes.
- (j) The proposed rehabilitation of the site.

Effects on Adjacent Sites

- (k) Whether the earthworks will adversely affect the stability of neighbouring sites.
- (l) Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.
- (m) Whether cut, fill and retaining are done in accordance with engineering standards.

General Amenity Values

- (n) Whether the removal of soil to or from the site will affect the surrounding roads and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.
- (o) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.
- (p) Whether natural ground levels will be altered.

Impacts on Sites of Cultural Heritage Value

- (q) Whether the subject land contains Waahi Tapu or Waahi Taoka, or is adjacent to a Statutory Acknowledgment Area, and whether tangata whenua have been notified.
- (r) Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.

Conservation

- (s) Trees are retained in order to achieve the intended environmental outcomes for that part of the Zone.

- (t) That earthworks, excavation and the removal of topsoil be kept to the minimum necessary to provide for the activities for which the land is to be used.

xxv Lighting and Glare: All Activity Areas

- (a) Whether lighting is required for public safety.
- (b) The effect of lighting on amenity.
- (c) Whether the glare from roofs creates an amenity or safety hazard.

Figure 1 - Structure Plan

