

Before an Independent Hearings Panel  
Appointed by Queenstown Lakes District Council

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*under:* the Resource Management Act 1991

*in the matter of:* Submissions and further submissions on Queenstown  
Lakes Proposed District Plan 2023

*and:* Urban Intensification Variation

*and:* **Carter Queenstown 2015 Limited (Carter Group)**  
(Submitter 776 and Further Submission 1337)

*and:* **Centuria Property Holdco Limited (Centuria)**  
(Submitter 743 and Further Submission 1362)

Memorandum of Charlotte Clouston

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Dated: 22 August 2025

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## MEMORANDUM OF CHARLOTTE CLOUSTON

- 1 My full name is Charlotte Lee Clouston.
- 2 I prepared a statement of evidence dated 4 July 2025 in support of the Submitters' requested relief.
- 3 I presented at the hearing on Friday 1 August 2025.
- 4 In response to Commissioners questions at the hearing, I have prepared this additional memorandum to clarify the points raised.

### **Letters sent to neighbouring landowners**

- 5 My colleague John Edmonds posted letters on 28 March 2024 to the landowners adjoining the Carter Group Land, bound by Man Street, Hay Street and Lake Street. Letters were also sent to the landholdings on the western side of Lake Street.
- 6 A copy of the letter (postal address redacted) is appended, accompanied with a list of the landholdings it was sent to. The letter was posted to the listed address for service on the QLDC Rates Database at the time.
- 7 I posted additional letters on 27 May 2024 to landowners for land holdings within the blocks of the Isle Street East sub-zone, the Isle Street West sub-zone, the Lakeview sub-zone including the land at 34 Brecon Street.
- 8 A copy of the letter dated 27 May 2024 is appended, with a list of the landholdings this was posted to (postal address redacted).
- 9 The combination of the two letter drops comprises all landholdings within the PC50 Land. Where a landowner owned multiple landholdings within the area, a single letter was posted.
- 10 These letters were posted before the further submissions period closed on 14 June 2024.

### **Further submissions received**

- 11 Nine further submissions were received from parties within the landholdings.
- 12 Five of these further submissions supported the relief sought, to include the PC50 Land within the Variation.<sup>1</sup>
- 13 Four of these further submissions opposed the relief sought.<sup>2</sup>
- 14 The further submission 1291 opposing the relief sought expressly indicated at paragraph [3] that "*The Further Submitter was directly*

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<sup>1</sup> FS1336; FS1267; FS1324; FS1335; and FS1361.

<sup>2</sup> FS1304; FS1274; FS1282; and FS1291.

*served with the original submission by Carter Queenstown 2015 Limited (Carter Submission)".*

- 15 There were four further submissions in support of the Centuria submission.<sup>3</sup>

### **Questions regarding bespoke PC50 Rules**

- 16 The Panel queried whether there were any limitations or unintended consequences of incorporating the PC50 Land into the PDP, or any bespoke rules that require introduction.
- 17 I have since reviewed the ODP provisions relating to the PC50 Land to sense check if any additional controls are required. I have also reviewed the PDP Town Centre Zone provisions, including the UIV as notified version and QLDC Rebuttal recommended version for completeness. I have included my working document showing this review process at **Appendix Three**.
- 18 My view in a general sense is that the NPS-UD direction to increase height and density controls applies holistically to the urban area, and the intent is not affected by whether the underlying zoning is in an Operative or Proposed plan. Therefore, I consider that the whole of the PC50 Land can and should be included within the PDP to give effect to the NPS-UD, as it is an area of high accessibility.

### **PC50 specific ODP provisions**

- 19 The location specific rules for PC50 Land in the ODP relate largely to built form standards such as building height, coverage and rules specific to retail floor areas.
- 20 My view is that the PC50 Land can be incorporated into the PDP, without need for bespoke rules to be introduced. I am not aware of any unintended planning consequences from this approach.
- 21 For convenience, I have undertaken an assessment based on geographic location of the four 'blocks' of the PC50 Land. The location specific provisions for the PC50 Land are summarised for each area in the following tables.

### **22 Block bound by Hay, Beach, Lake and Man Streets:**

<b>ODP Rule</b>	<b>PDP Comment</b>
<b>10.6.3.2A Restricted Discretionary Activities</b>	
ii. Visitor Accommodation and Commercial Activities with a gross floor area of more than 400m <sup>2</sup> One matter of discretion related to effects on the transport network	The consent status is Controlled for Visitor Accommodation
<b>10.6.5.1 Site Standards</b>	
i. (e) Building Coverage – maximum of 80%	No maximum coverage

<sup>3</sup> FS1267; FS1335; FS1336 and FS1337.

v. Storage One matter specific to sites with frontage to Beach Street.	Screening of storage areas is general – not specific to streets
vi. Verandas a. Rule shall only apply to building on Lot 1 DP 15037 (Carter Group Land) where the building is immediately adjacent to western boundary of Hay Street and/or Shotover Street.	Verandas required for Carter Group frontage to Beach Street. Addition below in [23].
xi. Building and Façade Height k. Specified building height including interpretative diagrams in Appendix 4, Diagram 8.	Not located within a Height Precinct
<b>10.6.5.2 Zone Standards</b>	
ii. Noise One specific noise standard for this block	Chapter 36: Noise applies

- 23 The removal of reference to Lot 1 DP 15037 will create a veranda requirement for the frontage of the Crowne Plaza (Carter Group Land) adjoining Beach Street. A consequential amendment to Rule 12.5.4.1 could be made to avoid this (addition underlined):

*12.5.4.1 b. Beach Street (Camp Street to Shotover Street)*

- 24 This amendment reflects the existing ODP framework. This change would not affect any other properties, as the area specified is already subject to this PDP provision.

25 ***Isle Street West sub-zone:***

<b>ODP Rule</b>	<b>PDP Comment</b>
<b>10.6.3.2 Controlled Activities</b>	
i. Building Three additional matters of control	The consent status is Restricted Discretionary for buildings
iv. Visitor Accommodation Five additional matters of control	The consent status is Controlled for Visitor Accommodation
<b>10.6.3.2A Restricted Discretionary Activities</b>	
v. Buildings Specific rule for where any building does not comply with a site standard.	The consent status is Restricted Discretionary for Buildings
<b>10.6.3.4 Non-Complying Activities</b>	
vii. Retail activities that exceed 400m <sup>2</sup> per tenancy	No restriction on retail footprint
<b>10.6.5.1 Site Standards</b>	
i. (e) Building Coverage – maximum of 70%	No maximum coverage

iv. Street Scene Three matters relating to setbacks	No minimum or maximum setbacks
vii. Residential Activities c. Any ground level residential activity must have an outdoor living court e. Residential activity must achieve minimum insulation and ventilation requirements	No ground floor residential activity on Brecon Street, otherwise no restriction. All buildings to meet acoustic insulation standard.
xi. Building and Façade Height e. Maximum height of 12m g. 2m roof bonus (12m+2m) j. Height in relation to boundary setback of residential activities pre-2014	Not located within a Height Precinct.
xv. Premises Licensed for Sale of Liquor Noise Limits	Chapter 36 – Noise applies
xvi. Visitor Accommodation Noise Limits	Chapter 36 – Noise applies

- 26 The Isle Street East sub-zone is addressed in the memorandum prepared for MacFarlane Investments and J L Thompson. The provisions are largely the same between the Isle Street West and East sub-zones, and my conclusions are the same for both.

***Lakeview sub-zone***

- 27 The Lakeview sub-zone has specific provisions including a Structure Plan for aspects such as roading and Height Plan that provides for a range of permitted heights between 4.5m and 26m.
- 28 The Structure Plan has largely been given effect to by the completion of subdivision RM170924 and the provision of a road network to service the Lakeview sub-zone.
- 29 The Height Plan could be replaced by incorporation into the new Height Precinct Plan (Figure 2) in the Variation. This is consistent with the NPS-UD direction and intent of the Variation that increased height is enabled in areas of increased accessibility, such as Queenstown Town Centre.

ODP Rule	PDP Comment
10.6.3.2 Controlled Activities	
iv. Visitor Accommodation Five additional matters of control	The consent status is Controlled for Visitor Accommodation
vi. Buildings in Lakeview sub-zone Eight specific matters of control	The consent status is Restricted

	Discretionary for Buildings
<b>10.6.3.2A Restricted Discretionary Activities</b>	
i. Convention Centres, Visitor Accommodation and Commercial recreation and/or commercial tourist activity with a GFA of more than 400m <sup>2</sup> Nine matters of discretion	No restriction on convention centres or footprint of commercial recreation or commercial tourist activities. Visitor Accommodation is a controlled activity.
iii. Commercial and retail activities with a maximum GFA of less than 400m <sup>2</sup> per tenancy One matter of discretion: transport	No restriction on retail footprint
iv. Commercial activities with a GFA of more than 400m <sup>2</sup> Integrated transport assessment required	No rules based on GFA
v. Buildings Specific rule for where any building does not comply with a site standard.	The consent status is Restricted Discretionary for Buildings
<b>10.6.3.4 Non-Complying Activities</b>	
vii. Retail activities that exceed 400m <sup>2</sup> per tenancy	No restriction on retail footprint
viii. Retail and commercial activities when existing or consented retail and commercial activities exceed 6,500m <sup>2</sup>	No rules related to footprint
<b>10.6.5.1 Site Standards</b>	
i. (d) Building Coverage – maximum of 80%	No maximum coverage
iv. Street Scene One matter relating to setback from Glasgow Street	No minimum or maximum setbacks
vii. Residential Activities c. Any ground level residential activity must have an outdoor living court d. Residential activities shall not be located at ground level in locations identified as active frontages e. Residential activity must achieve minimum insulation and ventilation requirements	No ground floor residential activity on Brecon Street, otherwise no restriction. All buildings to meet acoustic insulation standard.
xi. Building and Façade Height d. maximum building height in Figure 3: Lakeview sub-zone Height Limit Plan Four additional matters	Not located within a Height Precinct.
xiii. Lakeview sub-zone Structure Plan	No structure plan
xiv. Active Frontages in Lakeview sub-zone Linked to structure plan – four additional matters	No active frontages

xv. Premises Licensed for Sale of Liquor Noise Limits	Chapter 36 – Noise applies
xvi. Visitor Accommodation Noise Limits	Chapter 36 – Noise applies

### **Procedural Issues**

- 30 My view is that the blocks of land including the Carter Group Land, the Centuria Land and the MIL Land, can be incorporated into the PDP without requirement for bespoke provisions or additional planning process. Multiple landowners within these blocks of land have participated in the Variation process.
- 31 If there is concern regarding procedural fairness in relation to specific rules for the Isle Street sub-zones or block including the Carter Group Land, ODP rules could be pulled into the PDP in their current form. There would be no procedural issues with this approach as the provisions would remain the same as existing.
- 32 Given the specific provisions for the Lakeview sub-zone in the ODP, my view (as set out in paragraph 37 of my statement of evidence) is that the Panel could consider the Lakeview area separately. Further information could be requested from QLDC as the majority landowner of this area.
- 33 If the Panel considers that additional process is required to assess these rules, I am of the view that the Lakeview sub-zone can be separated from the other PC50 blocks of land and could be assessed at a later date. The Lakeview sub-zone includes three landowners and is subject to public interest. Excluding the Lakeview sub-zone from the relief sought by Carter Group and Centuria would not pose any issues.

### **Objectives and Policies – ODP Chapter 10**

- 34 The objectives and policies in Chapter 10 of the ODP describes the values of the Lakeview and Isle Street sub-zones.
- 35 My view is that the PC50 Land can be incorporated in the Queenstown Town Centre Zone without a specific description or sub-zone in the objectives and policies framework.
- 36 The description refers to the Isle Street sub-zones' elevated position above the town centre. The Variation as proposed will remove any sense of elevation for the Isle Street sub-zones, with the fragmented approach to intensification and specifically heights in the town centre.
- 37 The southern side of Man Street includes Height Precincts 3 (up to 20m) and 4 (up to 24m) permitted built form, including 20m from effectively the top of the existing Man Street carpark building. The Isle Street sub-zones will effectively lose their elevated position if the ODP height limits of 12m – 15.5m are retained in the Isle Street

sub-zones and the adjoining PDP zoned land height envelope increases.

- 38 There is no specific description of the values of the block including the Carter Group Land. There is a single policy 5.3 that requires an integrated transport assessment for development within the Lakeview subzone and the block including the Carter Group Land.
- 39 My view is that the Transport chapter of the PDP appropriately manages the transport requirements for new developments, including appropriate ITA requirements for high trip generating activities. A bespoke policy for the block including the Carter Group Land is not considered necessary.

#### **District Wide provisions**

- 40 Incorporation of the PC50 Land into the PDP will mean that the District Wide provisions of the PDP apply. At present, only the strategic PDP provisions in chapters 3 – 6 apply.

#### ***Heritage – Section 13***

- 41 The ODP mapping of the Isle Street East sub-zone includes heritage item 68, Glenarm Cottage, at 50 Camp Street, Queenstown. This is listed in the ODP as a QLDC category 2 building. This is the only ODP mapped heritage item within the PC50 Land.
- 42 This mapped feature can be incorporated into the PDP Heritage Schedule as a consequential change. Glenarm Cottage would then be subject to the PDP rules for historic heritage, specific to Category 2 features.
- 43 The PDP Heritage Chapter includes Rule 26.5.9 for development within the setting or extent of place of a listed heritage item. This concept of 'setting' was not provided for in the ODP. This rule would provide consideration of effects of activities on the Glenarm Cottage site on the heritage feature. This rule is considered appropriate.
- 44 If the Panel is of the view that this feature requires additional assessment, rather than rollover into the PDP, then I consider that the piece of land on which the heritage item is located can be excluded from the relief sought. This would not affect the relief sought for the remainder of the block of land, including the MIL Land.
- 45 There are no other heritage items, or other overlays/protected features within these blocks of land that require retention of specific ODP provisions.

#### ***Transport – Section 14***

- 46 The PDP Transport provisions reflect the QLDC Subdivision and Land Development Code of Practice. The provisions in the ODP are largely reflected in the PDP provisions.



- 47 There are no bespoke provisions for the PC50 Land (excluding Lakeview) in the ODP Transport section that require additional rule(s) to be incorporated into the PDP.

***Subdivision – Section 15***

- 48 All subdivisions require resource consent under both the ODP and the PDP.
- 49 The only PC50 specific provision in the ODP for subdivision relates to subdivision consistent with the Lakeview structure plan. The Lakeview structure plan has largely been given effect to through implementation of subdivision consent RM170924.
- 50 In the PDP, subdivision within the Town Centre is restricted discretionary (Rule 27.5.7).
- 51 There are no minimum lot areas in the Queenstown Town Centre zone in either the ODP or PDP.
- 52 I do not consider any bespoke subdivision provisions are necessary.

***Earthworks – Section 22***

- 53 There are no PC50 specific provisions in the Earthworks chapter of the ODP. The maximum volume of earthworks in the Town Centre zones is the same in the PDP and ODP at 500m<sup>3</sup>.
- 54 There are also provisions in the PDP earthworks chapter relating to earthworks within the setting or extent of place of a listed heritage feature. This provides adequate protection for Glenarm Cottage.
- 55 I do not consider bespoke earthworks rules are required in the PDP for the PC50 Land.

***Recommended Amendment to Rule 12.5.9 – maximum height***

- 56 With regard to the proposed consenting regime for non-compliance with permitted height limits, my view is that the non-complying activity status in proposed Standard 12.5.9 should be replaced with restricted discretionary.
- 57 A restricted discretionary activity status for non-compliance would be consistent with the consenting approach proposed for the High Density Residential zone. This approach is simpler and provides for greater height as an anticipated activity (in line with the NPS-UD).
- 58 The Queenstown Town Centre is the most accessible area, including the PC50 Land and the recent investments in active transport infrastructure i.e. Brecon Street upgrades (post Accessibility and Demand Assessment for the Variation). Increased height as an anticipated activity would be commensurate to this greater accessibility.

- 59 The matters of discretion that I recommend mirror the matters of discretion for building façade height and setback of upper floors in the Town Centre Zone (Rule 12.5.8):

Discretion is restricted to:

a. external appearance and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;

b. streetscape character and amenity;

c. views along the street and viewshafts;

d. adequate daylight access to streets; and

e. wind tunnel effects.

- 60 This building height control is focused on the height specific effects, as the activity status for 'buildings' generally is also restricted discretionary (PDP Rule 12.4.7) and covers other matters that are not specific to height i.e. signage, lighting and active frontages as examples.

- 61 Section 32AA analysis for this recommended change is:

- 61.1 It provides a consenting pathway consistent with other zone(s) for height non-compliance, in the area of highest accessibility and demand. This activity status signals that increased height is an anticipated outcome in this zone.
- 61.2 In my view, amended height provisions are more appropriate in achieving the objectives and policies of the RMA, NPS-UD and PDP in the Town Centre Zone than the Variation as notified.
- 61.3 A restricted discretionary resource consent process provides for management of potential adverse effects of height (which have been indicated by Mr Wallace for QLDC as 'known' effects) through appropriate matters of discretion.
- 61.4 Removal of an additional tier of consenting (non-complying activity status) has benefits for improved clarity, consistency in approach between zones and plan interpretation.

Dated: 22 August 2025

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Charlotte Clouston

## APPENDIX ONE: LETTER DATED 28.03.25

The following letter was posted to the landowners of the following addresses – based on the postal address for each owner as listed on the QLDC Rates Database on this date.

Mailed to:
42A Man Street
42B Man Street
12 Lake Street
6 – 10 Lake Street Units 1 – 8
4 Lake Street
105A Beach Street
40B Man Street
40A Man Street
36 Man Street
34 Man Street
32 Man Street 20 Hay Street
30 Man Street 15 Hay Street  (Note: this landowner also owns land within the western extent of the Lakeview sub-zone including 3 – 7 Glasgow Street. This owner was not contacted again in the second letter drop).

These addresses are shown visually on the map on the following page.





From **John Edmonds**  
Mobile +64 21 409 075  
E Mail john@jea.co.nz  
Date 28 March 2024

Dear Sir/ Madam,

**Carter Queenstown Limited – QLDC Urban Intensification Variation**  
*Service of Submission to the QLDC*

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- 1 This letter is to inform you that Carter Queenstown 2015 Limited has lodged a submission on Queenstown Lakes District Council's (QLDC) Proposed Urban Intensification Variation (Variation).
- 2 Among other things, the Variation proposes to enable increased heights and densities of development in some zones within the District. Full information about the Variation can be found here: <https://letstalk.qldc.govt.nz/proposed-urban-intensification-variation>.
- 3 Carter Queenstown 2015 Limited has sought through its submission that land rezoned Queenstown Town Centre Zone under plan change 50 be included in the consideration of the Council's Variation.
- 4 You are receiving this letter as a potentially affected party to Carter Queenstown 2015 Limited's submission. A copy of Carter Queenstown 2015 Limited's submission is attached at **Appendix 1** for your reference.
- 5 QLDC is currently compiling all submissions on the Variation and will soon seek further submissions from any other parties. If you would like a say on the Variation, or Carter Queenstown 2015 Limited's submission, this should be done through the further submission process.

If you have any questions on the above or would like to discuss anything further, please contact me.

Yours faithfully

**John Edmonds**  
John Edmonds and Associates Limited

## APPENDIX TWO: LETTER SENT 27.05.24

The following letter was posted to the landowners of the following addresses – based on the postal address for each owner as listed on the QLDC Rates Database on this date.

Mailed to:	
5 – 15 Man Street 19 Brecon Street 2, 4, 8 Isle Street	10 Brecon Street
17 and 19 Man Street	22 and 24 Brecon Street
21 and 23 Man Street	34 Brecon Street
31 and 33 Man Street	50, 52 and 54 Camp Street
35 Man Street	56 Camp Street
37 Man Street	58 Camp Street
39 Man Street	20 Isle Street
49 and 53 Man Street (QLDC owned land within Lakeview sub-zone)	18 Isle Street
19 Hay Street	16 Isle Street
23 Hay Street	14 Isle Street
25 Hay Street	21 Isle Street
26 Isle Street	22 Isle Street
24 Isle Street	

These addresses are shown visually on the map on the following page.



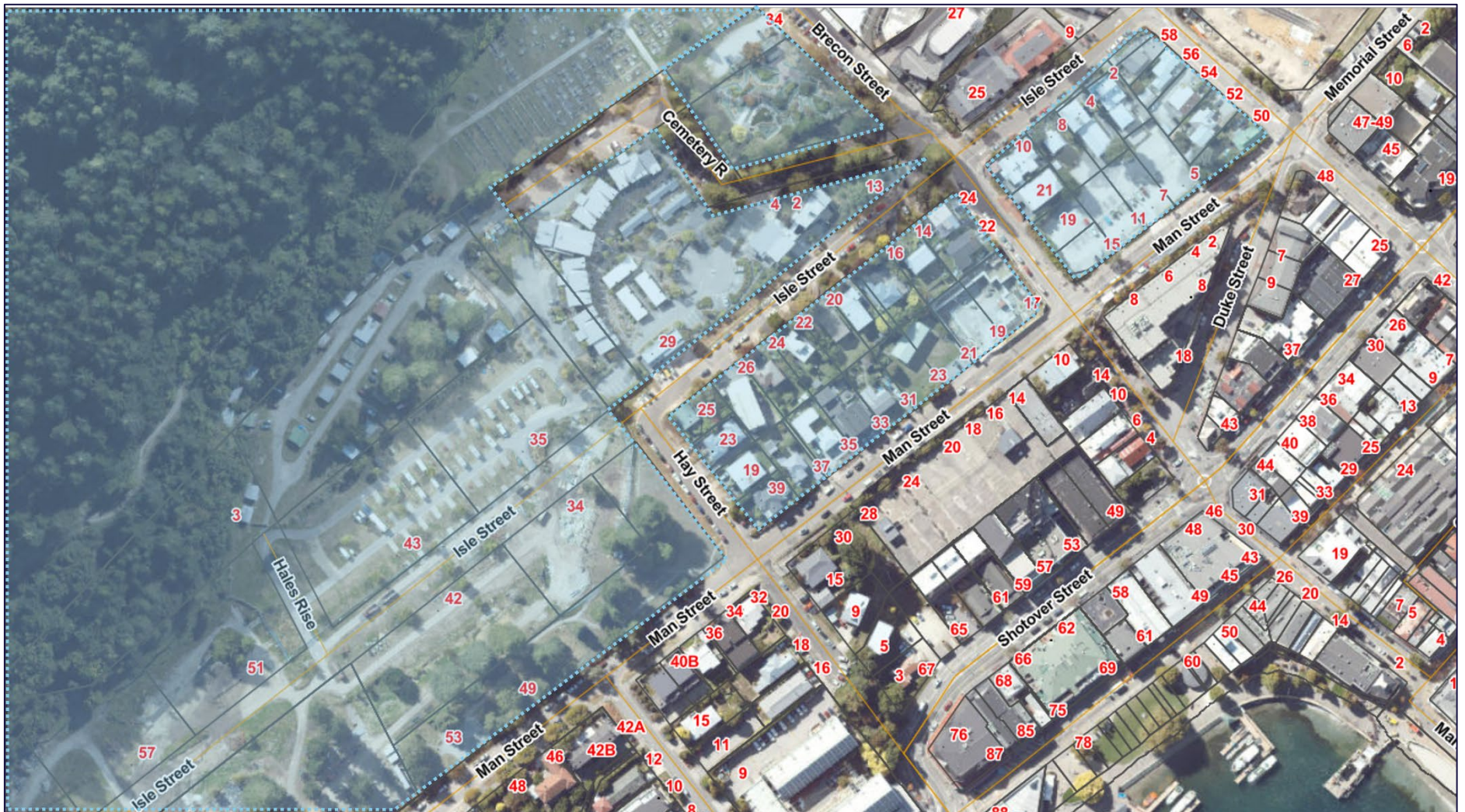


Figure 2: Letters sent to properties shaded in blue, including QLDC owned land to the west of 57 Isle Street

From **John Edmonds**  
Mobile +64 21 409 075  
E Mail john@jea.co.nz  
Date 27 May 2024

Dear [REDACTED],

**Carter Queenstown Limited – QLDC Urban Intensification Variation**  
*Service of Submission to the QLDC*

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- 1 This letter is to inform you that Carter Queenstown 2015 Limited has lodged a submission on Queenstown Lakes District Council's (QLDC) Proposed Urban Intensification Variation (Variation).
- 2 Among other things, the Variation proposes to enable increased heights and densities of development in some zones within the District. Full information about the Variation can be found here: <https://letstalk.qldc.govt.nz/proposed-urban-intensification-variation>.
- 3 Carter Queenstown 2015 Limited has sought through its submission that land rezoned Queenstown Town Centre Zone under plan change 50 be included in the consideration of the Council's Variation.
- 4 You are receiving this letter as a potentially affected party to Carter Queenstown 2015 Limited's submission. A copy of Carter Queenstown 2015 Limited's submission is attached at **Appendix 1** for your reference.
- 5 QLDC is currently seeking further submissions from any other parties. If you would like to have a say on the Variation, or Carter Queenstown 2015 Limited's submission, this should be done through the further submission process. The further submission period closes on 14 June 2024.

If you have any questions on the above or would like to discuss anything further, please contact me.

Yours faithfully



**John Edmonds**  
John Edmonds and Associates Limited



## APPENDIX THREE – COMPARISON OF PROVISIONS – WORKING REVIEW DOCUMENT

### ***Applicability of PDP provisions – Queenstown Town Centre Zone***

- 1 If the PC50 Land is to be included in the PDP, my view is that the following activities are appropriately provided for in Chapter 12 of the PDP without changes required to the text:
  - 1.1 Licensed Premises remain a controlled activity;
  - 1.2 Visitor Accommodation in the Isle Street sub-zones remains a controlled activity;
    - (a) The appropriate matters of control for visitor accommodation in the town centre have been determined through the PDP process.
  - 1.3 Buildings:
    - (a) In the ODP, buildings that meet the Site Standards are a controlled activity.
    - (b) In the PDP, all buildings in the Town Centre Zone are a restricted discretionary activity.
    - (c) The matters of discretion for buildings have been determined through the PDP as appropriate for the built form in the town centre. I consider these can apply to the blocks of land including the Carter Group Land, Centuria Land and MIL Land, without requirement for bespoke provisions; and
  - 1.4 Acoustic insulation, other than in the Entertainment Precinct (Built Form Standard), applies to all new buildings in the PDP (Standard 12.5.11).

### ***PC50 specific provisions in the ODP – Town Centre Zone***

- 2 The following provisions in the ODP that apply to the PC50 Land are bespoke and do not have an equivalent in the PDP. I do not consider it necessary to roll over the specifics of the ODP, for the reasons summarised for each activity below.
- 3 I consider bespoke Lakeview provisions could be addressed through a separate review if needed. Noting that the structure plan has largely been implemented through subdivision resource consent.

- 4 Visitor Accommodation, and Commercial Activities with a gross floor area of more than 400m<sup>2</sup>, within the land bound by Hay, Beach, Lake and Man Streets (ODP Standard 10.6.3.2A – restricted discretionary activity).
  - 4.1 This specified land area includes the Carter Group Land. Pursuant to the PDP, this would become a controlled activity. Given the existing visitor accommodation activity on the Carter Group Land, I consider the controlled activity status of the PDP is appropriate.
- 5 Retail activities in the Isle Street sub-zones (i.e. Centuria Land) that exceed a maximum gross floor area of 400m<sup>2</sup> per tenancy (Non-Complying Activity in the ODP Standard 10.6.3.4.vii).
  - 5.1 Given the extension of the town centre along upper Brecon Street, including mixed use and commercial activities, this rule is no longer considered necessary.
  - 5.2 The 'Gardens to Gondola' active transport corridor increases accessibility to this area, such that a mixture of activities including retail are appropriate.
  - 5.3 The PDP activity status for retail activities is permitted, subject to all standards being met. The focus of the Queenstown Town Centre Zone in the PDP is managing effects of built form, rather than specific controls on internal commercial uses. This approach should apply generally to the Town Centre for consistency.
- 6 Maximum Building Coverage for the Isle Street (East) sub-zone of 80% and 70% for the Isle Street (West) sub-zone (ODP Standard 10.6.5.1).
  - 6.1 The PDP has a maximum building coverage of 75% in relation to 'comprehensive developments' involving construction of a building(s) on sites with a total land area greater than 1400m<sup>2</sup> (Standard 12.5.1). The PDP does not otherwise provide a minimum or maximum building coverage standard in the Queenstown Town Centre Zone.
  - 6.2 In light of the intensification direction in the NPS-UD, I consider the removal of a maximum building coverage provision for the PC50 Land is appropriate. There are sufficient other built form controls that will manage the integration of built form within the Queenstown Town Centre Zone.
- 7 Street Scene Site Standard 10.6.5.1.iv relating to the minimum/maximum setbacks for the Lakeview and Isle Street sub-zones.

7.1 The PDP does not include any minimum or maximum setbacks in the Queenstown Town Centre Zone. This is appropriate. Particularly in light of the recommended setback provisions for buildings exceeding 12 and 16m height within Precinct 4.

7.2 The Street Scene Site Standard also includes provision for no parking of vehicles in the front yard of any new buildings in the Isle Street sub-zones. This rule is not necessary.

8 Verandas for Hay Street have been removed from the list of streets in the PDP Standard 12.5.4 requiring verandas. The PDP requirement for verandas on Beach Street would create a requirement for the Carter Group Land fronting Beach Street. A change to Rule 12.5.4 to specify the extent of Beach Street could be made to reflect that verandas are not required on this frontage for this part of Beach Street.

9 Licensed premises standards relating to noise limits in the Isle Street and Lakeview sub-zones – being 50dB LAeq(15min) and 70dB LAFmax for night time hours of 2000 – 0800 hours;

10 Building and façade height rules for Lakeview and Isle Street sub-zones, to be replaced with the simplified Height Precinct map in proposed Figure 2 of the Variation.

10.1 The relief sought by the Submitters for inclusion in Height Precinct 4 (maximum height 24m) would replace the Building and Façade Height Rules in Site Standard 10.6.5.1.xi of the ODP.

10.2 This site standard is confusing. A bespoke regime for each of the blocks of the PC50 Land is no longer required, as supported by the evidence of Mr Compton-Moen.

### **Objectives and Policies – ODP Chapter 10**

11 The values of the Lakeview and Isle Street sub-zones are described in section 10.2.2 of the ODP.

12 The description for Lakeview includes accommodating the predominant uses: higher density residential, visitor accommodation, a convention centre, commercial recreation and commercial tourism activities. Ancillary retail and ancillary commercial activities that are established in association with these predominant uses are also provided for.

13 The description of the Isle Street sub-zones includes providing for complementary activities that connect the commercial heart of Queenstown to the commercial, community and tourist activities along Brecon Street and to the Lakeview sub-zone. The intent is to

provide for a high quality mixed use-commercial and residential environment where built development can take advantage of the sub-zone's elevated position above the town centre.

- 14 The Isle Street sub-zone (West) comprises a mixture of residential, commercial and visitor accommodation activities and will be managed to reflect the higher proportion of established residential activities.
- 15 The Isle Street sub-zone (East) comprises a mixture of commercial uses and vacant land holdings and reflects a more urban character, given its proximate location to the existing Queenstown Town Centre Zone. This area will be managed to enable land use and building development that directly supports the sub-zone's existing and emerging urban character and growth of the town centre.
- 16 Policy 1.5: *To enable a mixed use environment within the Isle Street sub-zones (West and East) to provide for visitor accommodation, commercial activities and high density residential activities.*
- 17 There are no other specific objectives and policies for the Isle Street sub-zones.
- 18 The description refers to the Isle Street sub-zones' elevated position above the town centre. The Variation as proposed will remove any sense of elevation with the fragmented approach to intensification in the town centre. The southern side of Man Street includes Height Precincts 3 (up to 20m) and 4 (up to 24m) built form, including 20m from effectively the top of the existing Man Street carpark building. The Isle Street sub-zones will effectively lose their elevated position if the ODP provisions of 12m – 15.5m height limit are retained.
- 19 My view is that these blocks of land can be included in the Queenstown Town Centre Zone without a specific description or sub-zone.
- 20 There is a policy related to accessibility and parking, that applies to the Carter Group Land:
  - 20.1 Policy 5.3: *To require Integrated Transport Assessments (ITA) for development within the Lakeview subzone and the land bounded by Hay, Beach, Lake and Man Streets to assess and manage effects on the transport network.*
  - 20.2 My view is that the Transport chapter of the PDP appropriately manages the transport requirements for new developments, including appropriate ITA requirements for high trip generating activities. A bespoke rule for the block including the Carter Group Land is not considered necessary.

### COMPARISON OF ODP AND PDP PROVISIONS – WITH ANALYSIS

Operative District Plan	Proposed District Plan	Analysis / s32AA
<b>Permitted activities – 10.6.3.1</b> Any activity which complies with all the relevant site and zone standards and is not listed as a controlled, restricted discretionary, discretionary, non-complying or prohibited activity shall be a permitted activity. Any land use activity in Lakeview or Isle Street sub-zones that would have been a permitted activity under this rule except that the building proposed contravenes one or more relevant site standard(s) (requiring restricted discretionary consent) shall remain a permitted activity.	12.4.1 Activities which are not listed in this table and comply with all standards – permitted	Effectively the same. No change required.
<b>Controlled activities – 10.6.3.2</b> Any land use activity in the Lakeview or Isle Street sub-zones that would have been a controlled activity under clauses iii. or iv. of this rule except that the building proposed contravenes one or more relevant site standard(s) (requiring restricted discretionary consent) shall remain a controlled activity.	N/A	There is no equivalent provision in the PDP. All buildings are a RD activity.
10.6.3.2 i – Buildings located in the town centre outside the special character area and outside of the Lakeview sub-zone a. Design, appearance, landscaping signage (which may include directional street maps), lighting, materials, colours and contribution to the character of the streetscape; and b. In relation to the Isle Street sub-zones (West and East), the urban design principles (contained in the assessment matters at 10.10.2(iv)); and c. The provision of pedestrian links through the Isle Street sub-zone (West); and d. Servicing requirements within the Isle Street sub-zones (West and East).	12.4.7 Buildings except wharves and jetties, buildings on wharves and jetties, temporary 'pop up' buildings that are in place no longer than 6 months, and permanent and temporary outdoor art installations – restricted discretionary Discretion is restricted to: a. consistency with the Queenstown Town Centre Special Character Area Design Guidelines (2015), (noting that the guidelines apply only to the Special Character Area); b. external appearance, including materials and colours; c. signage platforms; d. lighting; e. the impact of the building on the streetscape, heritage values, compatibility with adjoining buildings, the relationship to adjoining verandas; f. the contribution the building makes to the safety of the Town Centre through adherence to CPTED principles;	The provision of services within the Isle Street and Lakeview sub-zones as a matter of control has not been rolled into the PDP. However, all buildings are required to comply with the QLDC Code of Practice, including servicing requirements, so it is presumed that servicing can be assessed through the relevant building consent process. I consider a consistent approach to buildings in the town centre is preferable and the PDP provisions are therefore appropriate.

	<p>g. the contribution the building makes to pedestrian flows and linkages and to enabling the unobstructed kerbside movement of high-sided vehicles where applicable;</p> <p>h. the provision of active street frontages and, where relevant, outdoor dining/patronage opportunities; and</p> <p>i. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area:</p> <p>i. the nature and degree of risk the hazard(s) pose to people and property;</p> <p>ii. whether the proposal will alter the risk to any site; and</p> <p>iii. the extent to which such risk can be avoided or sufficiently mitigated.</p> <p>j. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure.</p>	
<p>10.6.3.2 ii – Verandas</p> <p>All verandas in respect of design, appearance, materials and impact on and relationship to adjoining verandas.</p>	12.5.4 Verandas	No general activity status for verandas. Compliance with standards addressed below.
10.6.3.2 iii – Premises Licensed for the Sale of Liquor	<p>12.4.5 Licenced Premises – controlled</p> <p>12.4.6 Licensed Premises within the Town Centre Transition Sub-Zone – restricted discretionary</p>	<p>The only matter of control that has not been rolled over from the ODP into the PDP matters of control is car parking. This is in line with the NPS-UD as there are no requirements for car parking.</p> <p>No change necessary.</p>
<p>10.6.3.2 iv – Visitor Accommodation</p> <p>Visitor Accommodation in respect of:</p> <p>a. Building external appearance</p> <p>b. Setback from internal boundaries</p>	<p>12.4.3 – Visitor Accommodation – controlled</p> <p>Control is reserved to:</p> <p>a. the location, provision, and screening of access and parking, traffic generation, and travel demand management, with a view to maintaining the safety and efficiency of the roading network, and minimising</p>	<p>The matters of control are largely incorporated into the PDP.</p> <p>The setback from internal boundaries and roads matters of control have not been rolled over, noting</p>

<p>c. Setback from roads</p> <p>d. Access</p> <p>e. Landscaping</p> <p>f. Screening of outdoor storage and parking areas</p> <p>And in addition, in the Town Centre Transition sub-zone, within the Isle Street sub-zones (West and East) and within 34 Brecon Street (legally described as Lot 1 DP 27703 and located within the Lakeview sub-zone) in respect of:</p> <p>g. The location of buildings</p> <p>h. The location, nature and scale of activities on site</p> <p>i. The location of parking and buses and access</p> <p>j. Noise, and</p> <p>k. Hours of operation</p>	<p>private vehicle movements to/ from the accommodation; ensuring that where onsite parking is provided it is located or screened such that it does not adversely affect the streetscape or pedestrian amenity; and promoting the provision of safe and efficient loading zones for buses;</p> <p>b. landscaping;</p> <p>c. the location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses; and</p> <p>d. where the site adjoins a residential zone:</p> <ul style="list-style-type: none"> <li>i. noise generation and methods of mitigation;</li> <li>ii. hours of operation, in respect of ancillary activities.</li> </ul>	<p>that there are not relevant building standards in the PDP.</p> <p>No change necessary.</p>
<p>10.6.3.2 v – Commercial Activities within the Queenstown Town Centre Waterfront Zone</p>	<p>12.4.4 Commercial Activities within the Queenstown Bay Waterfront Subzone – controlled</p>	<p>Same</p>
<p>10.6.3.2 vi – Buildings located in the Lakeview sub-zone in respect of:</p> <ul style="list-style-type: none"> <li>a. Design, appearance, landscaping signage (which may include directional street maps), lighting, materials, colours and contribution to the character of the streetscape; and</li> <li>b. The extent to which outside storage areas and outside parking areas are screened from view from public places;</li> <li>c. The extent to which any fences, walls, landscaping forward of the front of buildings provide visual connections between any building and adjoining public spaces;</li> <li>d. Urban design principles (contained in the assessment matters at 10.10.2);</li> <li>e. The provision of pedestrian links through the sub-zone and between public spaces / reserve areas.</li> <li>f. The provision of services.</li> <li>g. With respect to buildings that provide for residential activities, the extent to which the design provides for a mixture</li> </ul>	<p>The matters of discretion for buildings are listed in Rule 12.4.7.</p>	<p>The provisions are largely rolled into the PDP in the matters of discretion for buildings in Rule 12.4.7.</p> <p>Bespoke aspects such as effects on the adjoining cemetery are adequately covered through PDP 12.4.7.e which includes heritage values.</p>

<p>of unit sizes and numbers of bedrooms to promote housing diversity.</p> <p>h. The extent to which the design and setback of buildings erected at 34 Brecon Street and/or the Lakeview Camping Ground mitigates any adverse effects on the heritage values of the adjoining Queenstown Cemetery.</p>		
<p><b>Restricted Discretionary activities – 10.6.3.2A</b></p> <p>i. Within the Lakeview sub-zone:</p> <p>a. Convention Centres</p> <p>b. Visitor Accommodation (excluding 34 Brecon Street)</p> <p>c. Commercial recreation and/or commercial tourist activity with a GFA more than 400m<sup>2</sup> (excluding 34 Brecon Street)</p>	N/A	<p>Visitor Accommodation is a controlled activity in the PDP. No restriction on convention centres or commercial activities based on floor areas. No need for a bespoke rule for Lakeview to be retained.</p> <p>Alternatively, this provision could be reviewed separately for Lakeview.</p>
<p>ii. Visitor Accommodation within land bounded by Hay, Beach, Lake and Man Streets and Commercial Activities with a gross floor area of more than 400m<sup>2</sup> within land bounded by Hay, Beach, Lake and Man Streets</p> <p>Council's discretion is restricted to the following matter:</p> <p>a. To manage effects on the transportation network: an integrated transport assessment, including a comprehensive travel, access and parking plan shall be provided to address transport impacts related to the activity, and may include:</p> <ul style="list-style-type: none"> <li>directional street map signage to assist pedestrian and vehicle movements to the site; and</li> <li>whether traffic generation related to the activity requires additional road safety improvements and/or road capacity improvements to the transport network.</li> <li>The enhancement of pedestrian connections and networks from the site to the Queenstown commercial centre (Shotover Street or surrounds).</li> </ul>	<p>12.4.3 – Visitor Accommodation – controlled</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>the location, provision, and screening of access and parking, traffic generation, and travel demand management, with a view to maintaining the safety and efficiency of the roading network, and minimising private vehicle movements to/ from the accommodation; ensuring that where onsite parking is provided it is located or screened such that it does not adversely affect the streetscape or pedestrian amenity; and promoting the provision of safe and efficient loading zones for buses;</li> <li>landscaping;</li> <li>the location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses; and</li> <li>where the site adjoins a residential zone:</li> </ul> <p>i. noise generation and methods of mitigation;</p> <p>ii. hours of operation, in respect of ancillary activities.</p>	<p>The matters of discretion in the ODP are related to potential effects on the transport network.</p> <p>The matters of control in the PDP provide for assessment of traffic generation, access, parking and travel demand management.</p> <p>There is sufficient provision in the PDP transport chapter to address transport effects of visitor accommodation activity within this block of land including the Carter Group Land.</p> <p>Rule 29.4.11 of the PDP provides a restricted discretionary activity status</p>



<ul style="list-style-type: none"> <li>Measures to promote reduced use of car travel by employees and customers.</li> </ul>		<p>for high traffic generating activities.</p> <p>I do not consider an additional rule for this block is necessary.</p>
iii. Commercial and retail activities with a maximum GFA less than 400m <sup>2</sup> per tenancy in the Lakeview sub-zone (excluding 34 Brecon Street) that do not fall within the definition of ancillary retail and ancillary commercial uses	<p>N/A</p> <p>12.4.1 Activities which are not listed in this table and comply with all standards – Permitted</p>	<p>No m<sup>2</sup> area specific provisions in the PDP. Commercial and retail activities are permitted provided that built form standards are complied with. I consider a consistent approach is preferred and no bespoke provision required.</p> <p>Alternatively, this provision could be reviewed separately for Lakeview.</p>
iv. Commercial activities (excluding retail) with a GFA more than 400m <sup>2</sup> that do not fall within the definition of ancillary retail and ancillary commercial uses in the Lakeview sub-zone, excluding 34 Brecon Street	<p>N/A</p> <p>12.4.1 Activities which are not listed in this table and comply with all standards – Permitted</p>	
v. Buildings that contravene any relevant site standard(s) within the Lakeview and Isle Street sub-zones, with discretion restricted to the purpose of the site standard(s) being contravened.	<p>The matters of discretion for buildings are listed in Rule 12.4.7.</p> <p>The built form standards are listed in Table 12.5.1.</p>	The majority of the built form standards have a restricted discretionary activity status for non-compliance in the PDP.
<p><b>Discretionary activities – 10.6.3.3</b></p> <p>i. Surface of Water and Interface Activities</p>	<p>12.4.8 Wharves and jetties within the 'Active Frontage Area' of the Queenstown Bay Waterfront Subzone – restricted discretionary</p> <p>12.4.9 Buildings that meet specified criteria on jetties and wharves within the 'active frontage area' of the Queenstown Bay Waterfront Subzone – RD</p> <p>12.4.10 – Wharves and jetties, and buildings on wharves and jetties within the Queenstown Bay Waterfront Subzone – NC</p> <p>12.4.11 – Commercial surface of water activities within the Queenstown Bay Waterfront Subzone – D</p> <p>12.4.12 – Moorings within the Queenstown Bay Waterfront Subzone – RD</p>	Not applicable to the PC50 Land.

	12.4.13 – The use of buildings or boating craft for accommodation within the Queenstown Bay Waterfront Sub-zone – NC	
ii. Motor vehicle repairs	12.4.19 Motor vehicle repair – Prohibited	Activity status has changed from D to PR. Not an anticipated activity in the Town Centre.
iii. Buildings located within the Special Character Area	12.4.7 Buildings – restricted discretionary	Not applicable to PC50 area.
iv. Convention Centres (outside of the Lakeview sub-zone)	12.4.1 Activities which are not listed in this table and comply with all standards – Permitted	No additional rule(s) necessary.
v. Any activity not listed as a NC or Prohibited activity and complies with all the zone standards but does not comply with one or more of the site standards shall be a discretionary activity with the exercise of the Council's discretion being restricted to the matter(s) specified in the standard(s) not complied with.	N/A – no equivalent catch-all.	PDP provisions have same effect in that the activity standards for any specific non-compliance apply.
<b>Non-Complying Activities – 10.6.3.4</b>	12.4.15 – Factory Farming – Prohibited	Activity status has changed from NC to PR. No additional rule(s) needed.
i. Factory Farming		
ii. Forestry Activities	12.4.16 – Forestry Activities – Prohibited	
iii. Mining Activities	12.4.17 – Mining Activities – Prohibited	
iv. Airports	12.4.18 – Airports other than the use of land and water for emergency landings, rescues and firefighting – Prohibited	
v. Surface of Water and Interface Activities	<p>12.4.8 Wharves and jetties within the 'Active Frontage Area' of the Queenstown Bay Waterfront Subzone – restricted discretionary</p> <p>12.4.9 Buildings that meet specified criteria on jetties and wharves within the 'active frontage area' of the Queenstown Bay Waterfront Subzone – RD</p> <p>12.4.10 – Wharves and jetties, and buildings on wharves and jetties within the Queenstown Bay Waterfront Subzone – NC</p> <p>12.4.11 – Commercial surface of water activities within the Queenstown Bay Waterfront Subzone – D</p> <p>12.4.12 – Moorings within the Queenstown Bay Waterfront Subzone – RD</p>	N/A to PC50

	12.4.13 – The use of buildings or boating craft for accommodation within the Queenstown Bay Waterfront Sub-zone – NC	
vi. Residential Flat Residential Flat, except in Town Centre Transition sub-zone and the Isle Street sub-zones (West and East) where residential flats are permitted.	12.4.1 Activities which are not listed in this table and comply with all standards – Permitted  12.5.5 Residential Activities  12.5.5.1 Residential activities shall not be situated at ground level in any building with frontage to the following roads:  i. Brecon Street	Residential flats are generally permitted.  Residential flats at ground floor on Brecon Street (including land within the Isle Street sub-zones) requires resource consent.  No additional rule(s) needed.
vii. Retail activities in the Lakeview sub-zone and the Isle Street sub-zones that exceed a maximum GFA of 400m <sup>2</sup> per tenancy. Retail activities that fall within the definition of ancillary retail activity within the Lakeview sub-zone shall be exempt from this rule.	12.4.1 Activities which are not listed in this table and comply with all standards – Permitted	There are no specific standards related to retail gross floor area in the PDP.  No additional rule(s) needed.
viii. Retail and commercial activities within the Lakeview sub-zone (except 34 Brecon Street) when existing or consented retail and commercial activities within that sub-zone (except 34 Brecon Street) exceed 6,500m <sup>2</sup> . Ancillary retail and ancillary commercial uses are not included in the calculation of existing and consented retail and commercial activities and are excluded from the application of this rule.	12.4.1 Activities which are not listed in this table and comply with all standards – Permitted	This is a bespoke rule for the Lakeview sub-zone.  Could be rolled over into PDP or Lakeview specific rules could be reviewed further.
ix. Any activity which is not listed as a Prohibited Activity and does not comply with one or more of the relevant Zone standards.	12.4.1 Activities which are not listed in this table and comply with all standards – Permitted	Resource consent is required for any non-compliance with standards, dependent on the activity status for the specific standard.
<b>Prohibited Activities – 10.6.3.5</b>  i. Panelbeating, spray painting, motor vehicle dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or fish or meat processing, or any activity requiring an Offensive Trade Licence under the Health Act 1956.	12.4.19 and 12.4.20 and 12.4.21 – Prohibited	Same
	12.4.2 Minor repairs and maintenance of existing wharves and jetties and minor alterations to existing wharves and jetties that	N/A to PC50 Land

	are required for operational reasons and do not restrict public access to the wharf or jetty – permitted	
	12.4.14 – Industrial Activities at ground floor level – NC	No change / additional rule(s) needed.
	12.4.22 – Cemeteries and Crematoria - Prohibited	No change / additional rule(s) needed.
<b>Site Standards – 10.6.5.1</b> i. Building Coverage c. Town Centre outside of the Special Character Area and the Town Centre Transition sub-zone – Maximum building coverage 80% except that on that land bound by Man, Duke and Brecon streets, for every cubic metre of un-utilised volume within the permitted building height envelope, the maximum allowable coverage shall be increased by the equivalent volume d. Lakeview sub-zone: Maximum building coverage 80% e. Isle Street sub-zone (East): Maximum building coverage 80% f. Isle Street sub-zone (West): Maximum building coverage 70%	12.5.1 Maximum building coverage in the Town Centre Transition Sub-Zone and in relation to comprehensive developments – 75% Non-compliance: RD	The PDP reflects a change in approach to building coverage. No reason to bring in additional rule(s).
ii. Historic Building Incentive Where an historic structure listed in Appendix 5 is retained as part of the development of the site the gross floor area of the historic building, or part thereof remaining on the site will be excluded from the gross floor area for the purposes of development levy calculations.	N/A	This provision would impact the landholding within the Isle Street East sub-zone, that comprises Glenarm Cottage. This provision has not been rolled into the PDP to date. If the Panel is concerned, this piece of land could be excluded from the incorporation into the PDP or this rule could be rolled over specific to that site.
iii. Retailing Specific to Precinct 1 of the Special Character Area	N/A	Not applicable to PC50.

<p>iv. Street Scene</p> <p>d. In the Lakeview sub-zone, the minimum setback of any building from boundaries shared with Glasgow Street shall be 4.5 metres</p> <p>e. In the Isle Street sub-zones (West and East), no setback is permitted for any building from boundaries shared with Brecon Street. The maximum setback of any building from other road boundaries shall be 1.5 metres.</p> <p>f. From the 17<sup>th</sup> September 2014 on any site involving the construction of a new building(s) in the Isle Street sub-zones (West and East) there shall be no parking of vehicles in the front yard.</p> <p>g. In the Isle Street sub-zone (West), the minimum setback of any building from the rear yard shall be 6m.</p> <p>Note: For the avoidance of doubt, corner sites have no rear boundary.</p> <p>h. On the allotments described as Sections 11 and 17, Block VIII, Town of Queenstown the minimum setback of any building from the north-western side yard boundary shall be 2m.</p>	<p>No minimum or maximum setbacks.</p>	<p>The PDP reflects a change in approach to building setbacks.</p> <p>No reason to bring in additional rule(s).</p>
<p>v. Storage</p> <p>Within the Special Character Area and for all sites with frontage to the following roads all storage areas shall be situated within the building...</p> <p>Beach Street</p> <p>In all other parts of this zone storage areas shall be screened from view from all public places, adjoining sites and adjoining zones.</p>	<p>12.5.3 Screening of Storage Areas</p> <p>Shall be within a building or screened from view</p> <p>Non-compliance: RD</p>	<p>PDP provision has the same effect that all storage is screened.</p> <p>No additional rule(s) / change needed.</p>
<p>vi. Verandas</p> <p>a. Every building with road frontage to the roads listed below shall, on its erection or on being reconstructed or altered in a way that changes its external appearance other than repainting, be provided with a veranda or other means of weather protection. Except that this rule shall only apply to building on Lot 1 DP 15037 where this is immediately adjacent to the western boundary of Hay Street and/or Shotover Street.</p> <p>b. Verandas shall be no higher than 3m above pavement level and of a width compatible with verandas on neighbouring buildings and shall provide continuous cover for</p>	<p>12.5.4 Verandas</p> <p>12.5.4.1 Every new, reconstructed or altered building (excluding repainting) with frontage to the roads listed below shall include a veranda or other means of weather protection.</p> <p>... Beach Street</p> <p>12.5.4.2 Verandas shall be no higher than 3m above pavement level and no verandas on the north side of a public place or road shall extend over that space by more than 2m and those verandas on the south side of roads shall not extend over the space by more than 3m.</p> <p>Non-compliance: restricted discretionary</p>	<p>No specific inclusion for the block of land adjoining Hay Street, including the Carter Group Land, is considered necessary given the PDP has moved away from verandas on Hay Street.</p> <p>The frontage to Beach Street will create a veranda requirement for the frontage of the Crowne Plaza (Carter Group Land)</p>

<p>pedestrians. No verandas on the north side of a public place or road shall extend over that space by more than 2 m. Those verandas on the south side of roads shall not extend over the space by more than 3 m.</p> <p>Hay Street (Beach Street to Man Street)</p> <p>Beach Street</p>	<p>Discretion is restricted to:</p> <p>a. consistency of the proposal and the Queenstown Town Centre Guidelines (2015) where applicable; and</p> <p>b. effects on pedestrian amenity, the human scale of the built form, and on historic heritage values.</p>	<p>adjoining Beach Street that is not in the ODP.</p> <p>An amendment to Rule 12.5.4.1 could be:</p> <p><i>12.5.4.1 b. Beach Street (Camp Street to Shotover Street)</i></p> <p>Section 32AA analysis for this change would be to provide efficiency. This reflects the existing ODP framework that does not require a veranda on this frontage. This would not affect any other properties.</p>
<p>vii. Residential Activities</p> <p>a. Except in the Lakeview sub-zone for which site standards d. and e. apply and the Isle Street sub-zones (West and East) for which site standard e. applies, Any building or part of a building used for residential activities shall provide a separate outdoor living area for the exclusive use of each separate residential unit. The outdoor living area shall have a minimum area of 5m<sup>2</sup> and a least dimension of 2m. The outdoor living area must be located immediately adjoining and have direct access from the residential activity.</p> <p>b. Residential activities shall not be situated at ground level in any building with frontage to the following roads. ...</p> <ul style="list-style-type: none"> <li>• Beach Street</li> <li>• ...</li> <li>• Brecon Street (Man Street to Earl Street)</li> </ul> <p>c. Except in the Lakeview sub-zone and the Isle Street sub-zones (West and East) where residential activities are proposed at ground level on a site with frontage to any other road in this zone, then an outdoor living area of 36m<sup>2</sup> and with a least dimension of 4 m shall be provided for each ground floor unit, except that:</p> <ul style="list-style-type: none"> <li>• In Town Centre Transition sub-zone where residential activities are proposed at ground level on a site with frontage to</li> </ul>	<p>12.5.5 Residential Activities</p> <p>12.5.5.1 Residential activities shall not be at ground level in any building with frontage to the following roads: ...</p> <p>f. Beach Street;</p> <p>i. Brecon Street.</p> <p>Acoustic insulation, other than in the Entertainment Precinct (Built Form Standard), applies to all new buildings in the PDP (Standard 12.5.11).</p>	<p>Has not rolled over the provision of separate outdoor living area for each unit from ODP for other parts of town centre than Isle Street subzones and Lakeview.</p> <p>The PDP provision 12.5.5.1 removed the qualified for Brecon Street (Man Street to Earl Street) from the ODP so applies to all of Brecon Street (including the Centuria Land and the MIL Land).</p> <p>No additions / changes needed.</p>

<p>a road, then an outdoor living area of 20m<sup>2</sup> and with a least dimension of 4m shall be provided for each ground floor unit.</p> <p>This living area must be located immediately adjoining and have direct access from the residential building.</p> <p>d. In the Lakeview sub-zone residential activities shall not be located at ground level in locations identified as active frontages on Figure 2 Lakeview sub-zone Structure Plan.</p> <p>e. Residential Activity in the Lakeview sub-zone and the Isle Street sub-zones (West and East) shall achieve the following noise insulation standard:</p> <p>f. A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 1 in Appendix 13.</p> <p>g. All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1</p>		
<p>viii. Flood Risk</p> <p>No building greater than 20m<sup>2</sup> shall be constructed or relocated with a ground floor level less than RL 312.0m above sea level (412.0m Otago Datum) at Queenstown.</p>	<p>12.5.6 Flood Risk</p> <p>No building greater than 20m<sup>2</sup> with a ground floor level less than RL 312.0 masl shall be relocated to a site, or constructed on a site, within this zone.</p>	<p>Provided for in PDP.</p> <p>No addition / change required.</p>
<p>ix. Provision of Pedestrian Links</p>	<p>12.5.7 Provision of Pedestrian Links</p>	<p>Not any identified in PC50 Land. No addition / change required.</p>
<p>x. Deleted</p>	<p>N/A</p>	<p>N/A</p>
<p>xi. Building and Façade Height</p> <p>c. Except in the Lakeview sub-zone and the Isle Street sub-zones (West and East) no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10 metres above the street boundary.</p> <p>d. In the Lakeview sub-zone, the maximum building height shall not exceed the height limits specified on Figure 3: Lakeview sub-zone Height Limit Plan.</p> <p>e. In the Isle Street sub-zones (West and East), the maximum building height shall not exceed 12m, except that in the Isle Street sub-zone (East) where:</p>	<p>Proposed rules 12.5.8 and 12.5.9 – Rebuttal version</p> <p>12.5.8 Building façade height and setback of upper floors</p> <p>For the purpose of this rule, refer to the Height Precinct Map (Figure 2 at the end of this Chapter).</p> <p>12.5.8.1 ...</p> <p>12.5.8.2 Within Precincts 3 and 4:</p> <p>a) A 3m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 12m from the ground level, providing that the maximum height of the building is no greater than 16m.</p>	<p>No reason to retain specific rules for Isle Street sub-zones or the block bound by Man Street, Beach Street, Hay Street and Lake Street.</p> <p>The Lakeview specific provisions could be dealt with separately.</p> <p>There are setback provisions for the Glenarm Cottage heritage item. The PDP heritage rules (listed below) require resource</p>

<p>i. a site is greater than 2,000m<sup>2</sup> in area; and</p> <p>ii. where the site has frontage to either Man Street and Isle Street, then the maximum building height shall be 15.5m above ground level and shall be limited to no more than four storeys in height.</p> <p>f. In the Lakeview sub-zone the maximum building height limits specified on Figure 3: Lakeview sub-zone Height Limit Plan may be exceeded by the use of a roof bonus which provides for additional height of 2m above the specified maximum height. The following additional controls apply to the application of the roof bonus:</p> <p>i. The roof bonus shall not enable an additional floor to be erected.</p> <p>ii. The roof bonus may be incorporated into the space of the upper-most floor level permitted by the maximum building height rule.</p> <p>iii. Where the roof bonus is utilised no additional structures (including lift shafts) or plant or equipment shall be accommodated on top of the roof.</p> <p>iv. In the case of 34 Brecon Street (legally described as Lot 1 DP 27703) and which forms part of the Lakeview sub-zone any roof bonus shall be limited to 2m in height and shall not exceed 40m<sup>2</sup> in area and any roof bonus shall be located a minimum distance of 10 metres off adjoining road boundaries and 17 metres off the adjoining Queenstown Cemetery boundary.</p> <p>g. In the Isle Street sub-zones (West and East) the maximum 12m building height limit may be exceeded by the use of a roof bonus which provides for additional height of 2m above the specified maximum height. The following additional controls apply to the application of the roof bonus:</p> <p>i. the roof bonus shall not enable an additional floor to be erected.</p> <p>ii. The roof bonus may be incorporated into the space of the upper-most floor level permitted by the maximum building height rule.</p> <p>iii. Where the roof bonus is utilised no additional structures (including lift shafts) or plant or equipment shall be accommodated on top of the roof.</p> <p>iv. The roof bonus shall not apply to the 15.5m height limit specified for sites that are greater than 2,000m<sup>2</sup> in area and has frontage to either Man Street and Isle Street.</p>	<p>b) For buildings greater than 16m in height, a 6m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 12m from the ground level.</p> <p>Note: Rule 12.5.8 does not apply in Precincts 1 and 5, or to boundaries adjoining Cow Lane, Searle Lane, or the pedestrian links identified in Figure 1 of this Chapter.</p> <p>Non-compliance status: Restricted Discretionary</p> <p>Discretion is restricted to:</p> <p>a. external appearance and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;</p> <p>b. streetscape character and amenity;</p> <p>c. views along the street and viewshafts;</p> <p>d. adequate daylight access to streets;</p> <p>e. wind tunnel effects.</p> <p>Rule 12.5.9 Maximum building height</p> <p>For the purpose of this rule, refer to the Height Precinct Map (Figure 2 at the end of this Chapter).</p> <p>12.5.9.1 Maximum height limit of:</p> <p>iv. 24m in Height Precinct 4.</p> <p>Non-compliance status: Non-Complying</p>	<p>consent for development within the setting of a heritage feature (wider than the ODP previously), therefore specific provision in the height rules for this heritage item is not considered necessary.</p> <p>The proposed Variation will streamline provisions.</p> <p>No bespoke PC50 provisions necessary.</p> <p>I have recommended the non-compliance status for maximum building height be amended to restricted discretionary, as set out above in paragraphs starting [25.8]. Section 32AA analysis for this change is provided, including that it would better give effect to the direction of the NPS-UD Policy 5.</p>
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<p>h. In the Lakeview sub-zone, no part of any building shall protrude through a recession line inclined towards the site at an angle of 25° commencing from a line 2.5 metres above the Glasgow Street boundary.</p> <p>i. In the Lakeview sub-zone, no part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 4.5 metres above the Thompson Street boundary.</p> <p>j. In the Isle Street sub-zones (West and East), on the south and south western side boundaries of a site adjoining a building used for residential activities which had building consent issued on or before 17 September 2014:</p> <p>No part of any building exceeding 8m in height shall be within 3.2m from the relevant boundary; and the roof bonus set out in (f) shall not apply within this 3.2m set back.</p> <p>This setback control does not apply where any building on an adjoining site has been issued building consent for a new building after 17 September 2014, in which case no side yard setback is required and does not apply to the internal boundaries of sites that have been amalgamated into one Title (with the exception that this exemption does not apply to the Glenarm Cottage which is located at 50 Camp Street).</p> <p>k. Building within the land bounded by Hay, Beach, Lake and Man Streets</p> <p>i. The maximum building height shall be 7m vertically above ground level, except as provided in (ii) below.</p> <p>ii. On the allotments described as Lot 1 DP 15037 and Sections 10, 11, 17 and 18 Block VIII Town of Queenstown, the maximum building height shall be 12m measured vertically from the ground level along the Lake Street boundary with the following exceptions as shown at Appendix 4, Diagram 8:</p> <p>l. The maximum building height for a rectangular area of the site marked with the letter "A" which is set back 4.5m from both the Hay Street and Lake Street road boundaries and between 20.3m and 40.68m, in plan view, from the Beach Street road boundary shall be RL 336.50; and</p>		
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<p>m. The maximum building height for a rectangular area of the site marked with the letter "B" that extends from 60.22m, in plan view, from the Beach Street road boundary to the boundary with Lots 1 and 2 DP 444132 and Lot 1 DP 7187, Sections 15 and 16 Block VIII Town of Queenstown and Part Section 14 Block VIII Town of Queenstown, and to the Hay Street and Lake Street road boundaries which shall be RL 341.50.</p>		
<p>xii. Premises licensed for the Sale of Liquor</p>	<p>12.4.6 Licensed Premises within the Town Centre Transition Sub-Zone – Restricted Discretionary</p>	<p>Not related to the PC50 Land.</p>
<p>xiii. Lakeview sub-zone Structure Plan</p> <p>The layout of buildings, roading and public spaces within the Lakeview sub-zone shall be in general accordance with Figure 2: Lakeview sub-zone Structure Plan. Departures from Figure 2: Lakeview sub-zone Structure Plan shall not exceed 5m change in any direction. This 5m departure from the Structure Plan does not apply to the direct extensions of the existing widths and alignments of Isle Street (south westwards beyond Hay Street through to the intersection with Thompson Street) and Thompson Street (northwards beyond Man Street) into the Lakeview sub-zone, which shall be in general accordance with the Structure Plan.</p> <p>The extension of Hay Street (and the Hay Street viewshaft) through the Lakeview sub-zone, as shown on the Structure Plan, shall not be developed, required or enforced while Designation 211 remains in place.</p> <p>The Lakeview sub-zone Structure Plan does not preclude the widening of Thompson Street, including a corner splay, which may encroach the Lakeview sub-zone.</p> <p>If there is a proposal to re-align Cemetery Road along the northern boundary of the sub-zone and connecting to Brecon Street then it is deemed that this shall not comprise an exceedance of this site standard, nor alter any specific provisions applying to 34 Brecon Street which shall continue to apply following any consequential boundary adjustment. In the event of any inconsistency resulting, this rule shall prevail over any planning map which depicts the present boundaries of 34 Brecon Street.</p> <p>Nothing in this rule shall provide for the secondary view shaft identified on Figure 2: Lakeview sub-zone Structure Plan and sites in the western part of the Lakeview sub-zone to extend across the</p>	<p>N/A</p>	<p>The Structure Plan provides for roading connections through the Lakeview sub-zone. The roading layout has been given effect to through the implementation of RM170924 (creation of 17 allotments including access roads).</p> <p>This consent introduced a change to the public square configuration from the structure plan, and replaced with a plaza, which was assessed and supported by urban design experts.</p> <p>I do not consider these provisions need to be retained.</p> <p>Alternatively, this provision could be reviewed separately for Lakeview.</p>

legal boundary of adjoining land to the west described as Lots 3 and 4 DP 9388 Deposited Plan 9388.		
<p>xiv. Active Frontages in the Lakeview sub-zone</p> <p>For buildings in sites adjoining an active frontage (refer Figure 2: Lakeview sub-zone Structure Plan) the following standards shall apply:</p> <ul style="list-style-type: none"> <li>a. Buildings shall contribute to the enhancement of the appearance of the Lakeview sub-zone and retail activities by: <ul style="list-style-type: none"> <li>a. Providing at least 5m of the frontage width or 80% of the frontage width, whichever is greater, of clear glazing (or equivalent);</li> <li>b. Being capable of use for displaying goods and services to passing pedestrians;</li> <li>c. Not having painted, covered or otherwise altered clear glazed areas so as to render them ineffective in achieving the purpose of this rule;</li> <li>d. Having a minimum ground floor internal floor to floor height of 4m above ground level.</li> <li>e. Having a minimum ground floor internal depth of 8m from the active frontage.</li> </ul> </li> <li>b. Vehicular access across sites with active frontages shall not use any more than 10% of the defined active frontage.</li> <li>c. The principal public entrance to a building shall be provided from the active frontage.</li> <li>d. No residential activity shall be located on the ground floor of a building adjoining an active frontage.</li> </ul>	N/A	<p>All buildings require resource consent in the PDP under Rule 12.4.7, which includes assessment of matters such as impacts of the building on the streetscape and the provision of active street frontages. These outcomes are therefore reflected in the PDP and a bespoke rule is not required.</p> <p>Alternatively, this provision could be reviewed separately for Lakeview.</p>
<p>xv. Premises Licensed for the Sale of Liquor in the Lakeview sub-zone and the Isle Street sub-zones (West and East)</p> <ul style="list-style-type: none"> <li>a. Sound from premises licensed for the sale of liquor measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone: <ul style="list-style-type: none"> <li>i. night – time (2000 to 0800 hours) 50 dB <math>L_{Aeq}(15 \text{ min})</math></li> </ul> </li> </ul>	<p>Noise limits are provided for in Chapter 36: Noise.</p> <p>12.4.5 Licensed Premises – controlled</p>	<p>Noise limits are not considered necessary for the sound from premises licensed for sale of liquor.</p> <p>The matters of control for licensed premises in the PDP include 'noise issues'.</p> <p>No bespoke provisions are considered necessary.</p>

<p>ii. night-time (2000 to 0800 hours) 70 dB LA<sub>Fmax</sub></p> <p>b. Sound from premises licensed for the sale of liquor which is received in another zone shall comply with the noise limits set in the zone standards for that zone.</p> <p>c. The noise limits in a. shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803: 1999.</p> <p>d. The noise limits in a. shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.</p>		
<p>xvi. Visitor Accommodation in the Lakeview sub-zone and the Isle Street sub-zones (West and East)</p> <p>Visitor Accommodation activities in the Lakeview sub-zone and the Isle Street sub-zones (West and East) shall achieve the following noise insulation standard:</p> <p>A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 1 in Appendix 13.</p> <p>All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1.</p>	<p>Acoustic insulation, other than in the Entertainment Precinct (Built Form Standard), applies to all new buildings in the PDP (Standard 12.5.11).</p>	<p>This standard directly mirrors the specified noise insulation standard in the ODP for Visitor Accommodation in the Lakeview and Isle Street sub-zones, and for and Residential Activity. There is otherwise no acoustic insulation noise standard in the ODP for new buildings i.e. commercial.</p>
<p><b>Zone Standards – 10.6.5.2</b></p>		
<p>i. Building and Façade Height</p> <p>a. maximum building height of 12m except:</p> <p>This rule does not apply to the Lakeview or the Isle Street sub-zones and that land bounded by Hay, Lake, Beach and Man Streets [given that specific clauses of site standard 10.6.5.1(xi) apply to these sub-zones].</p>	<p>Proposed Rules 12.5.8 and 12.5.9</p>	<p>The PC50 Land is the land specified in the exception for this ODP rule.</p>
<p>ii. Noise ...</p> <p>b. Sound from activities in the Town Centre Transition sub-zone and activities located on land bounded by Hay Street, Man Street, Lake</p>	<p>12.5.10 Noise</p>	<p>Noise standards in the PDP are appropriate. No additional rules required.</p>

<p>Street and Beach Street measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:</p> <ul style="list-style-type: none"> <li>i. daytime (0800 to 2200 hrs) 50 dB LAeq(15 min)</li> <li>ii. night-time (2200 to 0800 hrs) 40 dB LAeq(15 min)</li> <li>iii. night-time (2200 to 0800 hrs) 70 dB LAFmax</li> </ul> <p>f. These noise standards a. through e. do not apply to premises licensed for the sale of liquor in the Lakeview sub-zone or the Isle Street sub-zones (West and East) at night-time (2200 to 0800 hrs) when site standard 10.6.5.1(xv) applies.</p>	12.5.11 Acoustic insulation, other than in the Entertainment Precinct	
<p>iii. Glare</p> <ul style="list-style-type: none"> <li>a. All exterior lighting installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, except footpath or pedestrian link amenity lighting.</li> <li>b. No activity in this zone shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any property within the zone, measured at any point inside the boundary of any adjoining property.</li> <li>c. No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned High Density Residential measured at any point more than 2m inside the boundary of the adjoining property.</li> <li>d. All roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place or neighbouring property.</li> </ul>	12.5.3 Lighting and Glare	Appropriately provided for in PDP. No PC50 specific requirements needed.
	<p>12.5.2 Waste and Recycling Storage Space</p> <p>Offices</p> <p>Retail</p> <p>Food and beverage outlets</p> <p>Residential and Visitor Accommodation activities</p>	Additional standard in the PDP. No changes recommended. PDP provision provides consistency across town centre.

The standards in the ODP and PDP adequately provide for the relevant matters in the Queenstown Town Centre Zone.

## TRANSPORT PROVISIONS

Operative District Plan	Proposed District Plan	Analysis / s32AA
<p>14.2.2.1 – Permitted Activities</p> <p>Any activity which complies with all the Site Standards specified below and is not listed as a Controlled or Discretionary Activity shall be a Permitted Activity.</p>	<p>29.4.1 Activities that are listed in this Table as permitted (P) and comply with all relevant standards in Table 29.3 in this Chapter – permitted</p> <p>29.4.2 Transport activities that are not listed in this Table – permitted</p>	<p>No controlled activity status for the Queenstown Town Centre Zone has been rolled into the PDP. There are no PC50 specific provisions in the ODP rule that I consider would warrant an additional rule in the PDP.</p> <p>No changes required.</p>
<p>14.2.2.2 – Controlled Activities</p> <p>The following shall be Controlled Activities provided they are not listed as a Discretionary Activity and comply with all the relevant Site Standards. The matter in respect of which the Council has reserved control and listed with each Controlled Activity:</p>	<p>29.4.3 Parking for activities listed in Table 29.4 and Table 29.5.5, other than where listed elsewhere in this table – permitted</p> <p>29.4.4 Loading spaces, set down spaces, manoeuvring (including the installation of vehicle turntables), and access – permitted</p>	
<p>i. Car Parking Areas in the Town Centre, Business, Industrial A, and Industrial B Zones, Ballantyne Road Mixed Use Zone, Corner Shopping Centre Zone and Activity Area 2 of the Kingston Village Special Zone.</p> <p>Car parking areas in respect of their access, location, landscaping, separation from pedestrians, compatibility with surrounding activities and method of provision in the Town Centre, Business, Industrial, Corner Shopping Centre Zones and Activity Area 2 of the Kingston Village Special Zone.</p>	<p>29.4.5 Bus shelters, bicycle parking, and development of the active transport network – permitted</p>	
<p>ii. Off-Site Parking within Frankton Flats Special Zone (B)</p>	N/A	
<p>iii. Travel Demand Management – Frankton Flats Special Zone (B)</p>	N/A	N/A
<p>14.2.2.3 – Discretionary Activities</p> <p>i. Car parking for Non-Identified Activities</p> <p>Car parking for any activity not identified in Table 1, and which is not a permitted or controlled activity within the zone in which it is located.</p>	<p>29.4.8 Non-accessory parking, excluding: ... - restricted discretionary</p> <p>29.4.12 Parking for any activity not listed in Table 29.4 and the activity is not a permitted or controlled activity within the zone in which it is located – discretionary</p>	<p>Activity status remains discretionary for activities not listed.</p> <p>No changes required.</p>
<p>ii. Any activity which does not comply with the following Site Standards shall be a Discretionary Activity with the exercise of the Council's discretion being restricted to the matter(s) specified in that standard.</p>	<p>Restricted discretionary activity status for standards for activities outside roads in Table 29.3 (standards addressed in following rows)</p>	
<p>14.2.3 Non-Notification of Applications</p>	<p>29.6.1 All applications for controlled activities shall not require the written consent of other persons and shall not be notified or limited</p>	<p>No PC50 specific provisions in the</p>

<p>An 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 in accordance with Section 93 of the Resource Management Act 1991, unless the Council considers special circumstances exist in relation to any such application.</p> <p>i All applications for Controlled and Discretionary Activities.</p>	<p>notified except that subdivisions that require consent pursuant to Rule 29.4.11A may be limited notified to the Otago Regional Council, relevant road controlling authority, and/or owner of an affected private road.</p> <p>29.6.2 Any application for resource consent for the following restricted discretionary activities shall not be notified but may require the written consent of other persons and may be limited notified:</p> <p>a. Park and Ride.</p> <p>b. Access to the State Highway.</p> <p>c. High Traffic Generating Activities in the Town Centre Zone and Ski Area Subzones only in respect of Otago Regional Council, relevant road controlling authority, and/or owner of any affected private road.</p>	<p>ODP. Recommend the PDP provisions apply as they do to rest of the Queenstown Town Centre Zone.</p>
<p>14.2.4 Site Standards</p> <p>14.2.4.1 Parking and Loading</p> <p>i Minimum Parking Space Numbers</p> <p>Activities shall provide on-site parking space in accordance with Table 1 except for:</p> <p>a. Activities in the Town Centre Zones, (excluding the Town Centre Transition sub-zone and the Town Centre Lakeview sub-zone), which shall be subject to the existing car parking requirements.</p> <p>Table 1 – Parking Space Requirements</p>	<p>29.5.1 Location and Availability of Parking Spaces</p> <p>29.8 Minimum Parking Requirements</p> <p>Non-compliance status is restricted discretionary</p>	<p>NPS-UD has updated these provisions in respect of minimum parking requirements. No PC50 specific provisions that require rollover.</p> <p>There are Lakeview specific provisions. As addressed in the memo, these can be assessed separately.</p>
ii Parking Requirements within Frankton Flats Special Zone (B)	N/A	N/A
iii Parking requirements within Frankton Flats Special Zone (B)	N/A	N/A
iv Location and Availability of Parking Spaces	29.5.1 Location and Availability of Parking Spaces – non-compliance status is restricted discretionary	<p>No PC50 specific provisions that require rollover.</p> <p>The PDP provisions can apply as per the rest of the Queenstown Town Centre Zone.</p>
v Size of Parking Spaces	29.5.2 Size of Required Parking Spaces and layout – non-compliance status is restricted discretionary	
vi Parking Area and Access Design	29.11 Car Parking Sizes and Layout	
vii Gradient of Car Parks	29.5.3 Gradient of Parking Spaces and Parking Areas – non-compliance status is restricted discretionary	

viii Car Spaces for People with Disabilities	29.5.4 Mobility Parking spaces – non-compliance status is restricted discretionary	No changes required.
ix. Reverse Manoeuvring	29.5.6 Reverse manoeuvring	
x Residential Parking Spaces	29.5.7 Residential Parking Space Design – non-compliance is restricted discretionary	
xi Queuing	29.5.8 Queuing – non-compliance is restricted discretionary	
xii Set Down Areas  All educational and health facilities or activities must provide an on-site manoeuvre area to allow vehicles to set down and pick up children or patients. Such areas shall be provided to ensure that no vehicle is required to reverse either onto or off the site.	29.5.6 Reverse manoeuvring for any day care facility, educational facility, or healthcare facility – non-compliance is restricted discretionary	The ODP provision has been rolled over and updated in the PDP. There are no PC50 specific changes required to reflect the ODP provisions.  No changes required.
xiii Loading Areas  a. The following provisions shall be made for off-street loading on every site in the Business, Industrial A, Industrial B, Frankton Flats Special Zone (B), Town Centre, Frankton Corner Shopping Centre Zones and Activity Area 2 of the Kingston Village Special Zone except on sites where access is only obtained from the following roads: ...  • Beach Street  b. Every loading space shall be of the following dimensions:	29.5.9 Loading Spaces  a. Off-street loading shall be provided in accordance with this standard on every site in the Coneburn Industrial Zone, General Industrial and Service Zone, Business Mixed Use Zone, the Town Centre zones, and the Local Shopping Centre Zone, except in relation to unstaffed utility sites and on sites where access is only available from the following roads: ...  • Beach Street  b. Every loading space shall meet the following dimensions:	

ACTIVITY	MINIMUM SIZE
Transport depots or similar	9m length 3.5m wide 3.8m high
Retail premises, offices, warehouse, bulk stores, industries, service industries and similar	8m length 3.5m wide 3.8m high
Offices and activities of less than 1500m <sup>2</sup> floor area not handling goods and where on-street parking for occasional delivery is available.	6m length 3m wide 2.6m high

Notwithstanding the above:

i. where articulated trucks are used in connection with any site sufficient space not less than 20m in depth shall be provided.

Activity	Minimum size
i. Offices and activities of less than 1500m <sup>2</sup> floor area not handling goods and where on-street parking for occasional delivery is available.	6m length 3m wide 2.6m high
ii. All other activities except residential, visitor accommodation, and those listed in Rule 29.5.9 b.i above.	9m length 3.5m wide 4.5m high

c. Notwithstanding the above:



<ul style="list-style-type: none"> <li>ii. Each loading space required by the Plan shall have unobstructed vehicular access to a road or service lane.</li> <li>iii. Parking areas and loading areas may be served in whole or in part by a common manoeuvre area which shall remain unobstructed.</li> <li>iv. No vehicle is allowed to reverse manoeuvre into or out of a loading space from a State Highway, arterial road or collector road.</li> </ul>	<ul style="list-style-type: none"> <li>i. Where articulated trucks are used in connection with any site sufficient space not less than 20m in depth shall be provided.</li> <li>ii. Each loading space required shall have unobstructed vehicular access to a road or service lane.</li> <li>iii. Parking areas and loading areas may be served in whole or in part by a common manoeuvre area, which shall remain unobstructed.</li> </ul>	
xiv Surface of Parking and Loading Areas	29.5.10 Surface of Parking Spaces, Parking Areas and Loading Spaces – non-compliance is restricted discretionary	No PC50 specific provisions that require rollover. No changes required.
xvi Landscaping <ul style="list-style-type: none"> <li>a. Other than for residential activities and activities within the Town Centre, Business, Industrial and Corner Shopping Zones, every outdoor car park area shall include landscaping at a minimum rate of 6% of the total area of the car park or 1.5m<sup>2</sup> per parking space, whichever is the lesser.</li> <li>b. Landscaping may be provided in strips or blocks provided the minimum internal dimension of any strip or block shall be not less than 1.5m.</li> <li>c. Where an area contains five or more outdoor car parking spaces as part of a Comprehensive Residential Development in the Low Density Residential Zone, landscaping shall be provided at a rate of 1.5 m<sup>2</sup> per parking space. Where the parking area is located along a site boundary, the landscaping shall be provided in a strip along the boundary.</li> </ul>	N/A	<p>This provision has not been rolled over from the ODP into the PDP. I consider the PDP Transport chapter approach should apply consistently for the Town Centre Zone.</p> <p>No bespoke rules for PC50 Land are considered necessary.</p>
xvii Illumination	29.5.11 Lighting of parking areas – non-compliance is restricted discretionary	No PC50 specific provisions that require rollover. No changes required.
14.2.4.2 Access	29.5.13 Access and Road Design – non-compliance is restricted discretionary	No PC50 specific provisions that require rollover.
i Length of Vehicle Crossings		
ii Design of Vehicle Crossings	29.5.14 Width and design of vehicle crossings – urban zones – non-compliance is restricted discretionary	The PDP provisions can apply as per the

iii Maximum Gradient for Vehicle Access	29.5.16 Maximum Gradient for Vehicle Access – non-compliance is restricted discretionary	rest of the Queenstown Town Centre Zone.  No changes required.
iv Minimum Sight Distances from Vehicle Access	29.5.17 Minimum Sight Distances from Vehicle Access on all roads other than State Highways  29.5.18 Minimum Sight Distances from Vehicle Access onto State Highways  Non-compliance is restricted discretionary	
v Maximum Number of Vehicle Crossings	29.5.19 Maximum Number of Vehicle Crossings – non-compliance is restricted discretionary	
vi Distances of Vehicle Crossings from Intersections	29.5.21 Minimum distances of Vehicle Crossings from Intersections  29.5.22 Minimum distances of Vehicle Crossings from Intersections onto State Highways  Non-compliance is restricted discretionary	
vii Service Stations	29.5.23 Service Stations – non-compliance is restricted discretionary	
viii Minimum distance between Vehicle Crossing onto State Highways	29.5.20 Minimum distance between vehicle crossings onto State Highways – non-compliance is restricted discretionary	Cycle parking standards in the ODP were related to the Three Parks Zone. The PDP provisions apply generally. No bespoke provision required.
14.2.4.3 Three Parks Zone – Bicycle Parking Standards	29.5.12 Bicycle parking and the provision of lockers and showers – non-compliance is restricted discretionary	

### HERITAGE PROVISIONS – relevant to QLDC Category 2 Features

Operative District Plan	Proposed District Plan	Analysis / s32AA
13.2.2 General  i Alterations to heritage buildings, structures, features, memorials or precincts shall be deemed to exclude general maintenance. General maintenance includes minor repair of building materials by patching, piecing-in, splicing and consolidating existing materials and includes minor	26.5.2 Repairs and maintenance  Minor repairs and maintenance on all listed heritage features and contributory and non-contributory buildings in heritage precincts – Permitted	Same provision for minor repairs and maintenance.  No additional rule(s) required.

replacement of minor components such as individual bricks, cut-stone, timber sections, tiles, and slates where these have been damaged beyond repair, missing or subject to deterioration by weather. The replacement should be of the original or similar material, colour, texture, form and design as the original it replaces. Any components replaced by way of general maintenance should constitute a minor part of the total heritage components of the building. General maintenance also includes general cleaning, done in a way appropriate to the heritage fabric of the building.	Note: Works that do not fall within the definition of minor repairs and maintenance are classed as alterations.	
<p>13.2.3.2 Discretionary Activities</p> <p>The following shall be Discretionary Activities, provided they are not listed as a Prohibited or Non-Complying Activity.</p>	<p>26.5.1 Activities not specifically identified</p> <p>Any activity which breaches a standard but is not specifically identified under any of the levels of activities set out in the rules below. – Discretionary</p>	No additional rule(s) required.
<p>i Buildings, Memorials, Features, Structures, Precincts</p> <p>a. Category 1 or 2 Heritage Items</p> <p>Any alteration to a building, memorial, feature, structure or precinct, listed in and identified as Category 1 or 2 in Appendix 3.</p> <p>...</p>	<p>26.5.5 Relocation within the site – Non-Complying</p> <p>26.5.7 External alterations and additions – Restricted Discretionary</p> <p>26.5.8 Internal alterations – Restricted Discretionary</p> <p>26.5.9 Development within the setting or extent of place – Restricted Discretionary</p>	<p>Alterations require resource consent through the PDP.</p> <p>No additional rule(s) required.</p>
<p>13.2.3.3 Non-Complying Activities</p> <p>The following shall be Non-Complying Activities, provided they are not listed as a Prohibited Activity.</p> <p>i Category 2 Heritage Items</p> <p>Any demolition of a building, memorial, feature, structure or precinct, listed in and identified as Category 2 in Appendix 3.</p>	<p>26.5.3 Total demolition or relocation to another site – Non-Complying</p> <p>26.5.4 Partial demolition – Non-Complying</p>	Same provision and non-complying activity status for demolition. No additional rule(s) required.
N/A	Table 6 Archaeological Sites	N/A to PC50 Land