

Attachment A: Proposed Variations to Chapters 25, 27, 29, 31, 36 and 44

Variation to Chapter 25 - Earthworks

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25.5 Rules – Standards

	Table 25.2 - Maximum Volume	Maximum Total Volume
25.5.5 <u>Coneburn Industrial Zone</u>	500m ³

Variation to Chapter 27 – Subdivision

	Zone and Location Specific Rules	Activity Status
27.7.7.3	<p>Subdivision whereby prior to the issue of a s224(c) certification under the Act for any subdivision of any land within the zone:</p> <p>a. prior to the Northern Access Point being constructed as a Priority T Intersection (Austroads Guide to Road Design (Part 4A)) and being available for public use every subdivision of any land within the zone must contain a condition requiring that the Northern Access Point be constructed as a Priority T Intersection (Austroads Guide to Road Design (Part 4A)) and be available for public use prior to issue of a s.224(c) certificate;</p> <p>b. any subdivision of land within the Activity Areas 1a and 2a which, by itself or in combination with prior subdivisions of land within the zone, involves subdivision of more than 25% of the land area of Activity Areas 1a and 2a must include a condition requiring the construction of the Southern Access Point as a Priority T intersection (Austroads Guide to Road Design (Part 4A)) and that it be available for public use prior to issue of a s.224(c) certificate, unless the Southern Access Point has been constructed and is available for public use at the time the consent is granted to provide the consent authority written confirmation from Waka Kotahi NZ Transport Agency that access for the subdivision via a dual circulating lane roundabout with State Highway 6 at <u>the Southern Access Point</u> has been designed and constructed to a safe and acceptable standard.</p>	NC

Variation to Chapter 29 - Transport

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Table 29.3 – Standards for activities outside of roads

	Table 29.3 - Standards for activities outside roads	Non-compliance status
29.5.10	<p>Loading Spaces</p> <p>a. Off-street loading shall be provided in accordance with this standard on every site in the <u>Coneburn Industrial Zone</u>, 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</p> <p>....</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. The location, size, and design of the loading space and associated manoeuvring.</p> <p>b. Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</p>

Variation to Chapter 31 Signs

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31.6 Rules – Activity Status of Signs in Commercial Areas

Table 31.6 – Activity Status of Signs in Commercial Areas		<u>Coneburn Industrial Zone</u>
31.6.1	<p>Static signage platforms that is one of the sign types listed in Rules 31.6.2 to 31.6.5 below and complies with the standards applying to that sign type.</p> <p>Control is reserved to the matters set out in Rule 31.14.</p>	<u>C</u>
31.6.2	Arcade directory signs.	<u>P</u>
31.6.3	Upstairs entrance signs.	<u>P</u>
31.6.4	<p>All signs located within the ground floor facade of a building</p> <p>In those zones where this is a controlled activity, control is reserved to the matters set out in Rule 31.14.</p> <p>Note: Parts 31.3.2 and 31.16 of this Chapter explain and illustrate the application of this rule.</p>	<u>C</u>
31.6.5	<p>Above ground floor signs.</p> <p>In those zones where this is a controlled activity, control is reserved to the matters set out in Rule 31.14.</p> <p>Note: Part 31.16.7 of this Chapter has a diagram which illustrates the application of this rule.</p>	<u>C</u>
31.6.6	Digital signage platforms within the ground floor facade of a building	<u>PR</u>
31.6.7	Digital signage platforms above ground floor level	<u>PR</u>
31.6.8	Digital signs not located within a digital signage platform	<u>PR</u>

31.6.9	Billboard signs	<u>PR</u>
31.6.10	Any sign activity which is not listed in Table 31.4 or Rules 31.6.1 to 31.6.9 inclusive	<u>D</u>

Variation to Chapter 36 - Noise

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36.5 Rules – Standards

Table 3: Specific Standards

Rule Number	Specific Standards				Non-compliance Status
	Activity or sound source	Assessment location	Time	Noise limits	
<u>36.5.15</u>	<p>Sound from <u>activities in the Coneburn Industrial Zone.</u></p> <p><u>Note: For the purpose of this rule, a road that is located outside this zone is not deemed to be a “site outside this zone” and, as such, the noise levels specified may be exceeded on road reserves adjacent to this zone.</u></p>	<p>At any point <u>within any site located in any other zone.</u></p>	<p>Refer to <u>standard relevant to the zone in which noise is received.</u></p>	<p>Refer to <u>standard relevant to the zone in which noise is received.</u></p>	<u>NC</u>

36.7 Ventilation Requirements for other Zones (Table 5)

The following table (Table 5) sets out the ventilation requirements in the Wānaka and Queenstown Town Centre Zones, the Local Shopping Centre Zone, Coneburn Industrial Zone and the Business Mixed Use Zone.

Table 5

Room Type	Outdoor Air Ventilation Rate (Air Changes Room Type per Hour, ac/hr)	
	Low Setting	High Setting
Bedrooms	1-2 ac/hr	Min. 5 ac/hr
Other Critical Listening Environments	1-2 ac/hr	Min. 15 ac/hr

Noise from ventilation systems shall not exceed 35 dB LAeq(1 min), on High Setting and 30 dB LAeq(1 min), on Low Setting. Noise levels shall be measured at a distance of to 2 m from any diffuser.

Each system must be able to be individually switched on and off and when on, be controlled across the range of ventilation rates by the occupant with a minimum of 3 stages.

Each system providing the low setting flow rates is to be provided with a heating system which, at any time required by the occupant, is able to provide the incoming air with an 18 °C heat rise when the airflow is set to the low setting. Each heating system is to have a minimum of 3 equal heating stages.

If air conditioning is provided to any space then the high setting ventilation requirement for that space is not required.

Variation to Rule 44.4.9 - Custodial Units

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	Activities located in the Coneburn Industrial Zone	Activity Status
44.4.9	<p>Custodial Units</p> <p>A single residential flat <u>Residential Unit</u> providing for the custodial management of an Industrial or Service activity and which complies with all of the following requirements:</p> <ol style="list-style-type: none"> It is located above or behind an Industrial or Service Activity; It is maintained in the same ownership as the Industrial or Service Activity; It is not subdivided, unit titled or otherwise separated, including by lease from the Industrial or Service activity it is attached to; It is not over 50m² and no more than 20% of the GFA of the building in which it is contained; It is only occupied by persons working in the Industrial or Service activity to which the unit is attached and whose duties require them to live on site. 	D

Variation to Rule 44.4.20 - Visitor Accommodation

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	Activities located in the Coneburn Industrial Zone	Activity Status
44.4.20	<p>Visitor Accommodation, <u>Residential Visitor Accommodation and Homestay activities</u></p>	PR

Variation to Site Coverages

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44.5 Rules - Standards

	Standards for activities located in the Coneburn Industrial Zone	Non-compliance Status
44.5.5	<p>Building Coverage</p> <p>Activity Area 1a (Large Lot Size) — 30%</p> <p>Activity Area 2a ————— 35%</p>	<p>RD</p> <p>a. The extent to which increased building coverage will decrease the availability of onsite parking or loading;</p> <p>b. Whether the needs of the industrial or service activity require parking or loading within a building;</p> <p>c. Whether the needs of the industrial or service activity require that the manufacture or maintenance of vehicles or large items take place within a building;</p> <p>d. The extent to which the safety and efficiency of the surrounding roading network would be adversely affected by the proposal;</p> <p>e. Any cumulative effect on the proposal in conjunction with other activities in the vicinity on the safety and efficiency of the surrounding roading.</p>

And consequential renumbering of Rules 44.5.6-44.5.12.