

**APPENDIX A1**

**PLAN CHANGE PROVISIONS**

**(REMARKABLES PARK LIMITED VERSION - SUBMITTED PRIVATE PLAN CHANGE)**

## 12.10 Remarkables Park Zone

### 12.10.1 Resources, Activities and Values

The Remarkables Park Area comprises approximately 150 hectares of perimeter urban land in the vicinity of Frankton and occupies a strategic position adjacent to the Kawarau River near the head of the Frankton Arm of Lake Wakatipu. The zone is 1.5 kilometres from the intersection of State Highways 6 and 6A and 8 kilometres from central Queenstown.

The land was formerly zoned partly rural and partly residential. Development of the area for residential purposes began in 1992 following confirmation of Plan Change 87 providing for a traditional residential zoning with accompanying roading, utility services and landscaping for a limited area of the land.

At the same time, and with the increasing pressure on the District to accommodate a broad range of further urban development, a review of the resource management options for the land was undertaken. The proposals in this section integrate the various resource management considerations which have been identified. These considerations are Regional, District and local in nature and combine to create an outstanding opportunity for the sustainable management of the District's natural and physical resources. Development in the area is proposed in a manner which brings together the needs of the District and the local community within an environment which incorporates the existing settlement at Frankton as well as the infrastructure to provide for commercial and increased recreational facilities on the Frankton flats. Most significantly, the resources and activities have been developed having regard to the present and expected future infrastructure of Queenstown Airport.

Development of the Remarkables Park Zone acknowledges the outstanding physical resources and landscape value of the land. Within the objectives of determining an optimum strategy for integrated and sustainable resource management, every consideration has been given to developing the area in a way that maximises the key natural and physical resources and amenity values of its location. These include:

- views of The Remarkables mountains to the south-east.
- views of Coronet Peak to the north.
- views of all other local hills and mountains.
- clear terrain to the north providing for long winter sunshine hours.
- views of, access to and general proximity to the Kawarau River and Shotover River.
- two major natural terraces across the site providing elevated views of the river and views across the river to the foothills of The Remarkables and to the southern arm of Lake Wakatipu.
- a peninsula land-form leading from the major lower terrace across gently-falling land to a beach directly adjacent to the Kawarau River.
- extensive direct riverside access along the eastern and southern boundaries.
- flat land to the north, encompassing farmland rural land, existing and proposed urban activities, the Frankton Corner Shopping Centre, nine-hole golf course, the Queenstown Events Centre, and the airport and the Glenda Drive / Shotover Park industrial and business area.
- residential subdivision to the west.
- Lake Wakatipu to the west.

The combined effects of these elements is such that the area provides Queenstown with a site which is well suited to higher density development comprising a mix of urban activities including residential, visitor accommodation, recreational, community, educational, commercial and retail activities.

### 12.10.2 Issues

- **Development of the land in a way which provides for the District's economic and social needs while protecting the important natural and physical resources of the Frankton area and the wider community.**

The principal resource management issue relates to the development of land in a way that protects and enhances the important natural and physical resources of the District, including the airport, while providing for appropriate development in order to meet the social and economic needs of the community.

Given the proximity to the Remarkables Park Zone of the commercial and visitor node at Queenstown, the existing residential development, proposed commercial centre at Remarkables Park and the Queenstown Airport, a pattern of development comprising residential, recreational, commercial and visitor accommodation activities has been developed in a way which will complement existing and proposed land uses and accordingly produce an integrated and coherent built environment with significant economic and social benefits for the District.

The development proposed for the Remarkables Park Zone is appropriate within its environmental context with airport related controls for areas subject to airport effects and will enable the sustainable management of the landscape. The development will incorporate extensive landscaping, open areas, river-bank enhancement, accessways and pathways, high levels of local amenity and offer opportunities for residential choice and visitor accommodation facilities in a comprehensive and integrated way. The major amenities include links to the Frankton Arm pathway at the western end of the zone and the Shotover River to the east.

### 12.10.3 Objectives and Policies

#### Objective 1:

***Integrated management of the effects of residential, recreation, commercial, community, visitor accommodation, educational and Queenstown Airport activities.***

#### ***Policies:***

- 1 *To require development to be undertaken in an integrated manner which maximises environmental and social benefits.*
- 2 *To provide for an efficient pattern of activities in a manner which is safe and convenient for vehicle and pedestrian traffic.*
- 3 *To achieve higher density residential development.*
- 4 *To ensure that development takes place in a manner complementary to the operational capability of Queenstown Airport.*
- 5 *To establish a buffer between the airport and noise sensitive activities in the Remarkables Park Zone.*
- 6 *To enable the inclusion of commercial activities appropriately integrated into the Remarkables Park Zone.*
- 7 *To enable visitor accommodation to be appropriately integrated into the Remarkables Park Zone.*
- 8 *To ensure that the activity areas of the Remarkables Park Zone collectively enable a town to be established including a variety of commercial, retail, community, education, recreation, residential and visitor accommodation activities and pedestrian and transport connectivity, to serve the local, district and regional populations.*

#### **Implementation Methods**

Objective 1 and associated policies will be implemented through a number of methods including:

##### **i. District Plan**

- (a) Inclusion of a specific zone
- (b) Inclusion of a structure plan incorporating Activity Areas
- (c) Notification through Land Information Memorandum of the restrictions on properties between the 58 and 60 dBA Ldn noise contours

- (d) Inclusion of noise control and noise attenuation standards.

### Explanation and Principal Reasons for Adoption

In all respects, the Remarkables Park Zone is a riverside development. As such, development of the Remarkables Park Zone strongly recognises and embraces the presence of the Kawarau River. The river is an important component of the local landscape and has the potential to be a significant beneficial aspect of future development. The river and its margins are presently under-utilised in terms of public access and enjoyment. Encouraged by Council's approach to the nature of reserve contributions the development of the Remarkables Park Zone will enhance riverside utilisation beyond the Remarkables Park Zone by the establishment of accessible open space, amenities and physical and functional linkages with this waterbody.

The development in the zone takes into account the contrast between the site topography (predominantly a series of terraces falling to the river) and the immensely powerful off-site background. This background comprises 360° views of dramatic mountain forms dominated by The Remarkables to the east. The scale of these off-site, vertical elements encourages and minimises the effects of a higher density development which incorporates low rise, multi-storey buildings, established in a landscaped park and setting.

A fundamental part of the strategy as applied to the Remarkables Park Zone is to ensure that the District Plan provisions provide a mix of development opportunities encompassing residential, recreational, educational, commercial and visitor accommodation activities. These will all have regard to and be complementary to the landscape qualities and amenity of the locality. To this end, such activities will be subject to appropriate controls to ensure that all development is assessed on an integrated basis and incorporates significant landscaping of a type and scale appropriate to the built and natural environment to which it is related.

### Activity Buffer Area 8 Strategy

A northern perimeter area comprises Area 8 and has been created to function as a buffer zone enabling activities compatible with both the airport and other Remarkables Park Zone Activity Areas, and providing good separation between them.

### Objective 2: Development Form

*Urban development in a form which protects and enhances the surrounding landscape and natural resources.*

#### Policies:

- 1 *To require development to be undertaken in accordance with a Structure Plan.*
- 2 *To control the density of residential development.*
- 3 *To enable the establishment of open space and recreation activities in any of Activity Areas 2a, 2c, 3, 4, 6, 7 and 8.*
- 4 *To provide for a number of identified Activity Areas within the Structure Plan as follows:*

#### Activity Area 1

- *To continue the development of low density residential activities in Activity Area 1.*

#### Activity Area 2

- *To develop and enhance the Riverside Public Recreation Activity Area at the location and to the extent shown on the Structure Plan and in a comprehensive and integrated manner.*
- *To continue, in general terms, the reserve provisions already in force in relation to land in the southern portion of the Remarkables Park Zone, being Activity Areas 2a, 2b and 2c.*

#### Activity Areas 3, 4, 5, 6, 7 and 8

- *To require landscaping as part of any development.*
- *To require the provision of open space as part of any development.*
- *To control the bulk and location of buildings.*

- To provide for certain community activities and educational facilities in Activity Areas 4,5 and 6.

#### Activity Area 8

- To enable the establishment of activities of a rural/recreational nature, infrastructural utilities and parking, which are not sensitive to nearby airport operations.

#### Implementation Methods

Objective 2 and associated policies will be implemented through a number of methods including the following:

##### i. District Plan

- As for Objective 1

#### Explanation and Principal Reasons for Adoption

Plan Change 87 to the Transitional District Plan zoned the western part of the Zone for residential housing purposes. This was achieved by way of an Order of the Planning Tribunal, which was consented to by all parties including the Council and Queenstown Airport Corporation.

It is proposed to develop a community neighbourhood rich in those images which can combine to create a sense of community identity. There will be a balance of permanent residents, second home owners and visitors housed in a mix of building styles set in a park like surrounding. All residential buildings will be designed and located to secure the widest enjoyment of the views and access to the water.

Priority in the development will be given to open spaces which help create community identity. Pathways frequently separated from roading will provide pedestrian connections throughout the development and together with a network of neighbourhood streets of varying types will encourage pedestrian activity and act to slow motor vehicles.

Accessibility within the development and the other parts of Frankton and the locality will be secured in a number of ways. The river's edge may be

developed for public access. In addition, the possible future introduction of a public transport system, such as water ferries and taxis, linking the Remarkables Park Zone with Frankton Arm and the Queenstown CBD, is anticipated.

Principal avenues may be designed and created to form key connections to the riverside peninsula and its various riverside facilities and to the proposed commercial centre and to provide special view lines from the main entrance to the Remarkables Park Zone area.

The building design within the area will capture and emphasise the views of the mountains in the background. Distinctive architecture suited to the environment will be fostered and encouraged.

The Remarkables Park Zone is made up of a number of elements which are illustrated on the Structure Plan, Figure 1 and are identified as discrete Activity Areas as follows:

#### Activity Area 1 - Traditional Residential Development

Approximately 9 hectares of land on the western side of the block-zone and adjoining the existing Riverside Road development will continue to be developed for traditional residential development. Section sizes will range from 600m<sup>2</sup> to 1100m<sup>2</sup> and will accommodate predominantly single family residential units. This pattern of development will integrate the existing level and pattern of settlement with the further range of development proposed for the Remarkables Park Zone.

#### Activity Area 2 - Riverside Public Recreation

Activity area 2a on the river peninsula adjoining the Kawarau River, to the south covers land owned by the Council and is proposed to be developed for predominantly public open space. This element of the southern Riverside Public Recreation area is the proposed River Access Area. This area would will be a public place carefully located on the river's edge in order to take advantage of the opportunities of such a location for river access. It may provide a terminus for water transport between the Frankton locality, Queenstown and other parts of the District as well as focus for limited commercial uses, eg restaurants, ticketing facilities.

Activity Area 2b is a formed access strip joining two public streets. Area 2c is partly vested as a local purpose reserve and partly privately owned.

### Activity Area 3 - Riverside Peninsula

~~This~~ riverside ~~development apartment~~ area situated on the river peninsula and adjoining the Riverside Public Recreation Area will enable development for ~~commercial and retail activities, offices,~~ condominiums, visitor facilities and visitor accommodation, church, plaza, restaurants, ~~and cafes,~~ ~~educational, recreational,~~ and riverside facilities ~~(including ferry-based transport).~~ ~~The intention is for the Riverside Peninsula area to develop as a vibrant mixed use precinct that includes pedestrian activities.~~

### Activity Area 4 - Higher Density ~~Housing~~Accommodation

A significant proportion of this area is proposed to be devoted to higher density ~~housing visitor and residential accommodation, including student and staff accommodation, educational, health and day care facilities.~~ Such ~~housing~~Units will ~~maximise views and sun and will~~ be built at relatively high density ~~and will have regard to sunlight access and views.~~

### Activity Area 5 - Commercial/Retail ~~area~~Centre

~~Within an area in the northwest part of~~ This mixed use area comprises the ~~established~~ Remarkables Park ~~commercial/retail centre, land is available for future~~which provides for retail and other commercial activities including office and service activities. ~~Activity Area 5 also provides~~ As the first of the Activity Areas reached when arriving in the Zone by road, a true mixed use approach is found here, including opportunities for education, visitor accommodation, ~~and~~ carefully designed higher density residential activities, ~~and for future expansion of the commercial/retail centre, including for large format retail activities.~~

### Activity Area 6 - North Urban Development Area

The building forms proposed for part of this area will secure a number of resource management outcomes including provision for higher density living and certain community activities utilising building designs which mitigate aircraft noise. This will enable close proximity for a significant number of residents to the Remarkables Park ~~c~~Commercial/retail ~~centre~~ area and other activities within the wider Frankton locality. ~~This mixed use activity area also provides for education, health and day care, hospitals, retirement villages, and visitor accommodation.~~

### Activity Area 7 - Visitor Accommodation and Eastern Perimeter High Density Residential

Within an area in the north-eastern portion of the Remarkables Park Zone, a sector is set aside for terrace houses, condominiums and visitor accommodation activities. This ~~site~~ area offers spectacular views of ~~The Remarkables,~~ Coronet Peak, the Crown Range, and the Shotover and Kawarau Rivers.

The area is split into two terraces; the north-eastern terrace is elevated. Consequently, extra controls over height of buildings are provided for.

### Activity Area 8 - Northern Perimeter Area

~~A~~ This is a significant "buffer" area of land ~~adjacent to the Queenstown Airport, formerly partly owned by Queenstown Airport Corporation Limited,~~ ~~this~~ land is suitable for development for ~~rural, recreational,~~ infrastructural ~~and parking~~ facilities not of a noise sensitive nature. Much of it falls in close proximity to the airport and within higher noise control areas. As such residential activities, visitor accommodation and community activities are prohibited in this area within the Outer Control Boundary.

The strategy for development of the Remarkables Park Zone aims to establish a high quality of amenity which will enhance the value of and be maintained by later stages. The interdependence of buildings and streets will be recognised and facilitated with the role of streets to be appropriate to the nature of the activity they serve.

Development within the Remarkables Park Zone will be undertaken on an integrated basis. This means that the development of land and buildings will be planned together rather than separately. Such integrated planning and development of the land will ensure that the unique benefits which the location offers are developed to their best advantage and that a high standard of amenity is achieved.

### Objective 3 – Open Space, Conservation and River Access

*Protection of areas of important vegetation, and land form in close proximity to the river from development.*

*Sufficient areas of land to provide for local active and passive recreational needs.*

*Protection of those features of the natural environment including vegetation, landform and landscape that:*

- **contribute significantly to amenity values**
- **assist in preventing land instability and erosion**
- **contribute to ecological diversity and sustainability.**

*Improved and generous public access to the Kawarau River.*

**Policies:**

- 1 *To secure reserve contributions in land, cash or works or development of activities on reserves.*
- 2 *To enhance the quality of such areas by the carrying out of attractive landscaping and other works appropriate to the area.*
- 3 *To provide appropriate land for open space and recreational opportunities.*
- 4 *To ensure that reserves of appropriate quality and quantity are provided in convenient locations to meet the needs of the community.*
- 5 *To provide for development to be staged to ensure that areas of open space are set aside and recreation facilities developed as the development of the Remarkables Park Zone proceeds.*
- 6 *To ensure that the potential or actual adverse effects of development on the natural environment are avoided, remedied or mitigated so as to maintain the quality of the environment of the zone and the locality.*
- 7 *To enhance public access to and along the Kawarau River.*
- 8 *To avoid any adverse effects of development on the river environment.*

**Implementation Methods**

Objective 3 and associated policies will be implemented through a number of methods including:

**i. District Plan**

- (a) As for Objective 1.
- (b) Staging development to ensure that public recreation facilities are developed.

**Explanation and Principal Reasons for Adoption**

Reserves already set aside in the Remarkables Park area, together with intended open spaces including the riverside public recreation areas will result in a significant area of land being available as open space.

Open space areas are of great importance in developing a quality built environment. Within the Remarkables Park Zone, there is a significant opportunity to secure appropriate reserve land for public open space and to secure recreational facilities.

While future development of the Remarkables Park Zone will involve some modification to the natural environment, the retention and protection of natural features and places which have significant heritage or landscape value is of primary importance in order to retain and enhance the outstanding environmental qualities of the District.

The Kawarau River and its margins are significant components of the overall landscape within the zone. Much of the amenity of the zone is based on, and takes advantage of, the proximity of the river and the quality of its edges. At present, there are substantial stretches of the riverside which are host to inappropriate vegetation cover, including willows, which affect water flow and cause sediment build-up. The removal of inappropriate species and subsequent restorative planting using suitable species will secure the amenity to be derived from the area. Further, this amenity can be enhanced through appropriate design and location of structures and the creation of public access in order to capitalise on the potential of the site.

The establishment of activities and structures within the river access area must be undertaken in a manner which recognises the high level of ecological amenity within this area. Landscaping in conjunction with structures of appropriate scale can serve to enhance such amenities.

#### Objective 4 - Site Layout, Orientation, Building Design and Streetscape

***A coherent site layout that provides a pleasant, attractive and resource efficient environment***

***Buildings sited and designed to create and preserve a high standard of environmental amenity reflecting the surrounding streetscape and building design which enhances public views from and to the streets***

#### Policies:

- 1 *To ensure that subdivision design and the location of buildings on the sites is undertaken to maximise views, solar aspect and enhance street frontage and amenity.*
- 2 *To ~~ensure that the~~ provide variety of built form, scale and height within the Remarkables Park Zone ~~built environment reflects the qualities of a mountain village, including pitched roofs and variety in form, scale and height of buildings.~~*
- 3 *~~To enable clusters of buildings and structures to be developed.~~*
- 43 *To encourage the use of colours and materials which are complementary to the ~~local~~ urban environment.*
- 54 *To provide for attractive streetscapes appropriate to the primary street functions adjoining buildings or activities.*
- 65 *To ensure that, when viewed from a public street, the external design of buildings is visually compatible with the surrounding development and with the identified future character of the locality.*

#### Implementation Methods

Objective 4 and associated policies will be implemented through a number of methods including:

#### i. District Plan

Provide for subdivision and building, location design and appearance to be a controlled activity.

#### ii. Other Methods

A-The Remarkables Park Design Review Board shall be used to evaluate proposals for development exceeding the specified height limits (site standard) against the relevant assessment criteria, prior to lodgement of a resource consent application. The structure and protocol of this Review Board will be determined by the Board. Liaison with the Design Review Board is encouraged early in the design process.

The Remarkables Park Design Review Board shall consider any other proposal for a development in the Remarkables Park Zone if requested by the applicant or if otherwise deemed necessary.

The Remarkables Park Design Review Board shall be established by the Council and shall consist of a panel of four independent members, agreed to by the Council and Remarkables Park Limited. Two members are to be appointed by the Council and two members are to be appointed by Remarkables Park Limited. This panel may include the following independent experts: architect; urban designer; resource management planner; landscape architect; developer. The reasonable costs of the Design Review Board shall be met by the applicant.

#### Explanation and Principal Reasons for Adoption

The layout and size of sites for subdivision and the design and siting of buildings within the subdivision are critical matters in achieving the general objectives for integrated and sustainable development within the zone.

The character, ~~and~~ appearance and landscaping of the streetscape and the siting and design of buildings in relation to these matters has a fundamental role to play in the creation of an interesting urban development.

#### Objective 5 - Transport Networks

**High levels of accessibility, safety and convenience for all persons travelling to, from, or within the zone by a wide range of transport modes while ensuring acceptable levels of amenity**

#### Policies:

- 1 *To provide a network of streets and accessways with physical distinctions where appropriate, between each, based on function, convenience, traffic volumes, vehicle speeds, public safety and amenity.*
- 2 *To encourage use of the river and lake as an alternative transport network, connecting Queenstown, Frankton, and the Remarkables Park Zone.*
- 3 *To provide appropriate and attractive landscaped areas and routes within the Remarkables Park Zone for cycle and pedestrian movement, and an ability to link these with accessways between Frankton and Queenstown.*
- 4 *To provide a safe and convenient pathway system for pedestrians, cyclists and in-line skaters for access to and within the zone and for recreational purposes.*
- 5 *To promote walking and cycling as ways of carrying out daily activities.*

#### Implementation Methods

Objective 5 and associated policies will be implemented through a number of methods including:

##### i. District Plan

- (a) Provision for a well designed road, pedestrian and cycleway network.
- (b) Provision for ~~a~~ staging point(s) for water based transport, including public and visitor transport.
- (c) An integrated high density development which is linked to the proposed commercial centre by road, footpaths and cycleways.

#### Explanation and Principal Reasons for Adoption

The Frankton Road is currently the only transport link between Queenstown and the Frankton ~~f~~Flats. It is already under pressure and this will increase with increased development of Queenstown and throughout the District. The Kawarau River and the lake provide a visually attractive and safe alternative transport link between Queenstown and the Frankton ~~flats~~Flats in a way that will enhance the areas' visitor appeal.

Within the zone, opportunities are provided for an extensive network of walkways and cycleways, both to promote mobility within the area and to important facilities adjoining the site, eg shopping, education.

#### Objective 6 - Design and Implementation of Infrastructure and Utility Services

**Street design for safe and convenient movement of vehicles, cyclists and pedestrians.**

**Street construction which reinforces the function and amenity of streets.**

**Public utilities located and designed in a manner which is efficient and unobtrusive to the visual amenities of the area**

#### Policies:

- 1 *To provide a safe and pleasant street environment for residents and other users of adjoining properties.*

- 2 To minimise the carriageway's visual impact on residents while accommodating public utility services and drainage systems.
- 3 To minimise street construction and maintenance costs, without compromising other objectives.
- 4 To provide street geometry which is consistent with the needs of the streets functions and which emphasises residential and pedestrian amenity.
- 5 To provide street pavements and edges that reinforce the function and amenity of streets, and in particular to use pavement materials that reinforce their residential functions where appropriate.
- 6 To provide a pavement edge that is appropriate for the control of vehicle movements, performs any required drainage function and is structurally adequate.
- 7 To encourage the provision of landscaping as an integral part of street network design.

#### Implementation Methods

Objective 6 and associated policies will be implemented through a number of methods including:

##### i District Plan

- (a) Controls on the design, location and form of utility services and street works.

#### Explanation and Principal Reasons for Adoption

The objective and policies are provided for the need to integrate development and to seek imaginative and attractive designs which not only provide for the proper functioning of the street or utility but also have important regard to visual impact, surrounding activities and alternative functions. The design of the street network should reflect its function in order to ensure the network better relates to other activities and amenities. Landscaping is an important element to street design.

#### Objective 7 - ~~Future~~ Retail and Related Activities

~~An~~ **new** integrated street-based commercial centre to provide for the future retail needs of the District in a manner which promotes convenience for residents, vehicle accessibility, choice, a distinct identity, is infrastructure efficient, and relates well to other community activities eg hospitals, schools, recreation and leisure

#### Policies:

- 1 To zone sufficient land to provide for an integrated commercial centre accommodating a range of activities.
- 2 To enable a consolidated medium density commercial/~~retail~~ centre ~~that can incorporate~~ open space, shops opening onto streets, ~~lanes and plazas, and,~~ higher density residential and visitor accommodation, and a consolidated urban form which increases the potential for multi purpose trips.
- 3 To enable the ~~new~~ commercial/~~retail~~ centre to ~~function as the focal point~~ complement for a range of ~~nearby~~ activities including community, recreation, education and residential, ~~and the mixed-use precinct in Activity Area 3.~~
- 4 To enable and enhance a distinctive outdoor ~~street~~ character and image for the commercial centre by way of design and appearance guidelines and reference to building character and styles.
- 5 To enable a built form which ~~reflects and is sympathetic~~ complementary to, ~~and has regard to views of~~ the surrounding alpine landforms, ~~lakes and views of both.~~
- 6 To enable the development of ~~new~~ education facilities and other non-residential activities in close proximity to the ~~new~~ commercial/~~retail~~ centre.
- 7 To provide a commercial centre which is integrated with the surrounding community and activities and which provides the opportunity for a variety of efficient infrastructure services including environmentally sensitive

transport links and modes within the locality and to other areas of the District.

8 To encourage large format retail and supporting activities in Activity Area 5.

### Implementation Methods

Objective 7 and associated policies will be implemented through a number of methods including the following:

#### i District Plan

- (a) Zone provisions for a ~~new~~ commercial/retail centre within including Activity Area 5 of the Structure Plan for the Remarkables Park Zone, and a complementary mixed use precinct in Activity Area 3 of the Structure Plan
- (b) To incorporate a Structure Plan to provide for the integration of development within the Zone and with surrounding land uses.
- (c) To provide for all buildings to be Controlled Activities in terms of design, appearance, materials and effect on streetscape.

### Explanation and Principal Reasons for Adoption

The purpose of the commercial centre at Remarkables Park is to provide for a ~~new~~ retail based commercial centre. The proposed site is preferred for a number of resource management reasons including:

- The site is close to and can be integrated with major existing and proposed residential areas, thus bringing convenience to residents and efficiency in terms of energy use by providing the opportunity for a range of transport modes, eg pedestrian, cycling, public transport.
- The site is well located in respect of a number of existing and proposed community facilities, eg church, hospitals, educational facilities. This creates the opportunity for multi-purpose trips.

- The site is sufficiently separated from the other main retail nodes to be able to develop a catchment population to support a range of shopping activities.
- The topography and location of the site provide for ease of vehicle access and infrastructure servicing.

The design of the centre is a critical element and all development within the centre will be assessed in terms of design, appearance, relationship to existing or proposed road networks or pedestrian links, open space opportunities, the manner in which buildings are designed having regard to their relationship to street frontages, pedestrian access, car-parking areas, and the compatibility of the design with the general alpine topography of the surrounding landscape including views of the mountains and the lake. In addition, all subdivision in the zone will be assessed as a controlled activity having regard to the need to achieve an imaginative layout, higher density development and the need to mitigate the adverse effects of a range of activities.

### Objective 8 - Amenity, Image, Character and Design

***An integrated commercial centre where open space and pedestrian links, views of the surrounding mountain landscapes extensive planting, and high quality building and townscape design reflecting the surrounding topography, are paramount.***

#### Policies:

- 1 *To enable and preserve a high standard of urban and landscape design through the use of the Controlled Activities rules.*
- 2 *To encourage and promote design which reflects and acknowledges the surrounding topography.*
- 3 *To require resource consent applications so that areas of open space, pedestrian links and important views can be identified, protected, enhanced and become an essential part of the Remarkables Park Commercial Centre image and amenity.*

- 4 To ensure that the design and appearance of buildings, structures and other elements of development are compatible with nearby residential and community uses.
- 5 To ensure landscaping ~~gives-contributes to~~ a distinct ~~village-town~~ identity, and ~~promotes the image of a consolidated commercial centre but does not destroy~~ ~~has regard to~~ important views ~~shafts from the centre~~.

#### Implementation Methods

Objective 8 and associated policies will be implemented through a number of methods including:

##### i District Plan

- (a) Provision for buildings to be controlled in terms of design and appearance
- (b) Provision for a Structure Plan to integrate activities

#### Explanation and Principal Reasons for Adoption

The Council believes there is a unique opportunity for the ~~new~~-commercial centre at Remarkables Park to promote the best principles of resource management including:

- energy efficiency and conservation through consolidation of the town centre and related activities including workplace, residential and community activities.
- convenience for residents.
- efficient use of infrastructure.
- opportunity for multi-purpose trips and the establishment of public transport links and termini.
- a design and amenity which reflects the outstanding alpine character of the District and brings that amenity into the town by way of views and backdrop.

- a commercial centre that has regard to people's needs in terms of convenience, size and amenity.
- a commercial centre that reflects the best of the District's current and heritage design.

The Council believes that the built form of the centre should promote a sense of place, local identity, convenience and enhance the existing outstanding sensory images being views of the mountains, the lake and the intrusion of good sunlight.

The purpose of the Structure Plan is to assist in achieving the essential objectives for the above, namely:

- that the retail development contributes to an active public realm.
- that retail magnets such as department stores and supermarkets are distributed throughout the retail core.
- that retail development is integrated with other uses, rather than being isolated from the community or other activities.
- that there is a strong character in the commercial centre environment which is achieved through building design and high quality public open spaces.

Landscaping, street design and opportunities to integrate ~~local~~-sculpture and ~~other~~ art are features deemed important by the Council. The Council is seeking through the rules and the Structure Plan to include the community in what it believes to be a unique opportunity for Queenstown, being the design and creation of a ~~new-village-town~~ centre.

#### 12.10.4 Environmental Results Anticipated

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

- The overall environmental quality of the Remarkables Park Zone and adjoining areas deriving character from the natural features of the zone and in particular the river setting.
- The development of the zone achieving a strongly urban and focused environment comprising a range of residential, visitor facilities and accommodation, commercial and community servicesactivities, education, recreation, and open space which is interesting, convenient and attractive for community use and enjoyment.
- Essential utility services provided within the zone as development proceeds.
- Land development process managed so that adverse effects of development are avoided, remedied or mitigated.
- Water quality of the Kawarau River being maintained at the best possible quality.
- Important natural features of significance are respected and preserved.
- A range of building forms being enabled so as to promote social and cultural diversity.
- The planning and design of all built structures taking account of the natural landforms of the District to achieve high standards of built environment in terms of streetscape, housing form and quality, convenience and security.
- Proposed reserves are set aside and developed in ways which are appropriate to the wider amenities of the District and the recreational needs of the community.
- The form of the development, with its transport linkages and easily located foci of activities reinforcing the development of a sense of community and-that encourages relatively high density residential development.
- The establishment and operation of non-residential activities within the low density residential area (Activity Area 1) of the Remarkables Park Zone being controlled so that the scale and appearance of buildings is in harmony with the residential character of the locality, adverse effects on residential amenity (including noise, intrusions on privacy, odours, smoke or smell) being avoided, the efficiency and safety of the local street and pathway systems maintained.
- Development incorporating early planting such that a substantial visual contribution to the landscape is achieved as quickly as possible.
- The development of new retail opportunities to meet the needs of residents and visitors.
- The development of a commercial centre which reflects the essential amenity values and character of the District, especially the views of the surrounding landscapes.
- An attractive shopping, working and recreational environment which relates well to ~~the~~-views and sunlight.
- A commercial/retail centre where the built design ~~reflects-complements~~ the surrounding alpine environment, relates well to people in terms of scale and is convenient for pedestrian and vehicle access.
- A commercial/retail centre well located and designed to integrate with existing and proposed residential activity and providing for a high level of pedestrian convenience from the surrounding residential areas.
- A commercial/retail centre which is well located and designed to include a range of activities including leisure, education and living environments.
- A commercial/retail centre which will promote and provide for multi-purpose trips and is thereby energy efficient.
- Recognition of the Queenstown Airport operational requirements and buffering between the Airport and the development areas of the RPZ.

## 12.11 Remarkables Park Zone - Rules

### 12.11.1 Zone Purpose

The purpose of the zone is to provide for a comprehensively managed and integrated high density development containing opportunities for a range of supporting and complementary activities. These include open space, visitor accommodation, transport, educational, recreational and commercial facilities.

In order to achieve a high standard of integrated development, sustainable management, building and open space design, the zone is subject to a Structure Plan, which details activity areas, and provides for a wide range of matters to be subject to Controlled Activity consent

The zone seeks to achieve maximum flexibility within the parameters of the Structure Plan.

~~New~~ ~~e~~Commercial development for retailing and office activities is incorporated in the zone. The Commercial centre activities are to be designed around lanes and parking and be developed to minimise any adverse effects on the built environment, amenity and complement resources of the existing Queenstown Town Centre. The background issues, resource evaluation, objectives, policies, explanation and principal reasons for adoption and environmental results anticipated give effect to the existing and future commercial development in Activity Areas 5 and 3 of the Structure Plan for the Remarkables Park Zone.

### 12.11.2 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. The provisions of the District Wide Rules are to be met unless inconsistent with any particular Remarkables Park Zone rule in which case the latter shall prevail.

- |                           |                 |
|---------------------------|-----------------|
| (i) Heritage Protection   | - Refer Part 13 |
| (ii) Transport            | - Refer Part 14 |
| (iii) Subdivision         | - Refer Part 15 |
| (iv) Hazardous Substances | - Refer Part 16 |

- |  |                 |
|--|-----------------|
| (v) Utilities                                      | - Refer Part 17 |
| (vi) Signs   | - Refer Part 18 |
| (vii) Relocated Buildings and Temporary Activities | - Refer Part 19 |

### 12.11.3 Activities

#### 12.11.3.1 Permitted Activities

Any Activity which complies with the **Site** and **Zone** Standards and is in accordance with the **Structure Plan** (Figure 1 to this Rule) and is not listed as a **Controlled, Discretionary, Non-Complying or Prohibited Activity** (in Table 1 to this Rule) shall be a **Permitted Activity**.

#### 12.11.3.2 Controlled Activities

Activities listed as **Controlled Activities** in Table 1 to this Rule shall be controlled activities provided they are not listed as a **Discretionary, Non-Complying or Prohibited Activity** and they comply with relevant **Site** and **Zone Standards** and are in accordance with the **Structure Plan**.

The Council has reserved control over the following matters:

#### i All Buildings in respect of

- The external appearance of buildings;
- Relation to roads;
- Relation to internal boundaries;
- Height between 12-15 and 15-18 metres maximum height in Activity Area 7 north of the 345 metre contour line as shown on Figure 1;
- Effect on landscape and visual amenity values and view corridors;
- Vehicle access;
- Outdoor living space for residential activities;

- Street scene including landscaping;
  - Provision for pedestrian and access linkages;
  - The location, layout and landscaping of, and access to, off-street car-parks;
  - Solar orientation and prevailing winds;
  - Design and construction of buildings located within the grey shaded or grey hatched areas on Figure 2 to achieve insulation from aircraft noise.
  - The scale and nature of the earthworks and the disposal of excess material.
- ii Residential Activities, Commercial Recreational Activities, Commercial Activities, Educational Facilities, Retirement Villages, Hospitals, Health and/or Day –Care Facilities, Parking Facilities & Visitor Accommodation in respect of:**
- Compatibility with surrounding landuse, character and amenity
  - Noise, vibration, lighting and loss of privacy
  - Traffic generation and vehicle access
  - Landscaping within car parking areas
  - Safety
  - Litter and waste and cumulative effects in conjunction with other activities in the vicinity
  - Nature and scale of activities
  - Hours of operation
- The scale and nature of the earthworks and the disposal of excess material.
- iii Premises licensed for the sale of liquor**
- Premises licensed for the sale of liquor in respect of the scale of activity, car parking, retention of amenity, noise and hours of operation
- 12.11.3.3 Discretionary Activities**
- i** Activities listed as Discretionary **Activities** in Table 1 to this Rule shall be Discretionary Activities provided they are not listed as a **Non-Complying or Prohibited Activity** and they comply with all the relevant **Zone Standards** and are in accordance with the **Structure Plan**.
- ii** Any building that does not comply with Site Standard 12.11.5.1(viii) but complies with Zone Standard 12.11.5.2(ii) shall be a restricted discretionary activity and:
- (a) In assessing the effects of any building, the Council shall have regard to the assessment matters in rule 12.11.6 (a) – (o); and
- (b) The Council's discretion to grant or not grant consent is restricted to the effect of the building exceeding the specified height, by having regard to the following matters:
- The location of the building within the neighbourhood.
  - The variation of the height of the building.
  - The external appearance of the building including roof form, façade, materials and colours.
- (c) For the purpose of imposing conditions on any consent the Council shall have regard to the matters in (a) and (b) above and those in rule 12.11.3.2(i).
- iii** Any earthworks (as defined in this plan) except for earthworks approved as part of:

- ~~1.~~(a) a subdivision that has resource consent; or
- ~~2.~~(b) any building granted a resource consent pursuant to Rule 12.11.3.2(i); or
- ~~3.~~(c) any activities which are listed as controlled activities and have been granted resource consent –

shall be restricted discretionary activities with the Council's discretion restricted to:

- (a) The measures proposed to avoid, remedy or mitigate any effects of earthworks on:
  - Land stability and erosion;
  - Runoff of water or sediment;
  - Groundwater quality;
  - Dust generation;
  - Any significant stands of indigenous vegetation.
- (b) The measures proposed to mitigate the effects of exposed cut and fill.
- (c) The measures proposed to appropriately integrate the proposed earthworks to avoid, remedy or mitigate effects on any rural landscapes adjoining the Remarkables Park Zone.

Provided that no earthworks shall:

- ~~1.~~ expose any groundwater aquifer;
  - cause artificial drainage of any groundwater aquifer;
  - cause temporary ponding of any surface water

Refer to the Queenstown Lakes District earthworks guideline to assist in achievement of this rule.

~~iv~~ Any activity which is not listed as a **Non-Complying** 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**.

### 12.11.3.4 Non-Complying Activities

- i Activities listed as **Non-Complying Activities** in Table 1 to this Rule, shall be **Non-Complying Activities** provided that they are not listed as a **Prohibited Activity**.
- ii Any Activity which is not listed as a **Prohibited Activity** and which does not comply with one or more of the relevant **Zone Standards**, shall be a **Non-Complying Activity**.

### 12.11.3.5 Prohibited Activities

Activities listed as **Prohibited Activities** in Table 1 to this rule shall be **Prohibited Activities**:

12.11.3.6 Table 1

Activity	Activity Area									
	1	2a	2b	2c	3	4 *	5 *	6 *	7	8 *
Buildings except Residential Units in Activity Area 1	CON	CON	CON	CON	CON	CON	CON	CON	CON	CON
Residential Activities		N-C	N-C	N-C			CON			N-C
Commercial Activities	N-C	DIS	DIS	DIS	CON	DIS		DIS	DIS	N-C
Commercial Recreational Activities	DIS	CON	CON	CON	CON	CON	CON	CON	CON	CON
Educational Facilities	N-C	N-C	N-C	N-C	DIS CON	CON	CON	CON	DIS	N-C
Retirement Villages	DIS	N-C	N-C	N-C	DIS	DIS	DIS	CON	DIS	PRO
Hospitals	DIS	N-C	N-C	N-C	DIS	DIS	DIS	CON	DIS	N-C
Health <u>and/or</u> Day Care Facilities	DIS	N-C	N-C	N-C	DIS	DIS CON	DIS	CON	DIS	N-C
Visitor Accommodation	DIS	N-C	N-C	N-C	CON	CON	CON	CON	CON	N-C
Premises licensed for the sale of liquor	N-C	N-C	N-C	N-C	CON	DIS	CON	DIS	DIS	DIS
Factory Farming	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C
Forestry Activities	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C
Mining	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C
<u>Vehicle parking in Activity Areas 4 and 8</u>						CON				CON
Take-off or landing of aircraft other than for emergency landings and rescues or fire-fighting	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C
*Buildings within the <u>blue-grey cross-hatched</u> area indicated on Figure 2 – Airport Measures and labelled “NO BUILDINGS AREA”										PRO
*Residential, Visitor Accommodation and Community Activities within the <u>light grey shaded/blue semi-hatched</u> area indicated on Figure 2 – Airport Measures and labelled “NO RESIDENTIAL, VISITOR ACCOMMODATION OR COMMUNITY ACTIVITIES AREA”							PRO			PRO
*Residential Activities, Visitor Accommodation and Community Activities where accommodation for any individual or group exceeds 90 continuous days per annum within the <u>grey hatched/dark grey shaded</u> area indicated on Figure 2 – Airport Measures and labelled “SHORT STAY WITH SOUND INSULATION”						PRO	PRO	PRO		PRO
Panelbeating ( <u>including</u> spray painting, motor vehicle <u>panel</u> repair or dismantling, <u>or motorbody building</u> ) fibreglassing, sheet metal work, bottle or scrap <u>bulk</u> storage <u>or processing</u> , <u>motorbody building</u> , fish or meat processing, or any activity requiring an offensive trade licence under the Health Act 1956.	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO
Industrial Activities	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO
Service Activities ( <u>unless ancillary to a permitted, controlled or discretionary activity</u> )	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO

CON	Controlled Activity	N-C	Non-Complying Activity
DIS	Discretionary Activity	PRO	Prohibited Activity

\* Where this Table gives more than one classification to any Activity Area, the most restrictive classification shall override any other classification.

### 12.11.4 Non-notification of Applications

1. Any application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance with Section 93 of the Act, unless the Council considers special circumstances exist in relation to any such application:
  - (i) All applications for **Controlled** Activities.
  - (ii) All applications for restricted discretionary activities under rule 12.11.3.3(ii).
2. Any application for a resource consent for restricted discretionary activity under rule 12.11.3.3 (iii) need not be notified provided the written approval of affected persons is obtained and no special circumstances exist in relation to any such application.

### 12.11.5 Standards

#### 12.11.5.1 Site Standards

##### i Staging of Open Space and Reserves

As development proceeds generally through the Activity Areas, it shall be a requirement that a mix of open spaces, reserves, community facilities, and/or recreational facilities shall be developed at the same proportionate pace. This shall be encouraged by the Council giving close attention to the type of reserve contributions ordered to be made as conditions on subdivision consents, in

particular the use of conditions requiring works to be carried out on public areas and facilities in lieu of land or cash contributions.

##### ii Residential Units in Activity Area 1

Residential units in Activity Area 1 shall comply with the site standards listed in Rule 7.5.5.1 for residential units in the Low Density Residential Zone. In respect of residential units in Activity Area 1, those site standards prevail over any other provisions in the Remarkables Park Zone.

##### ~~iii Lift Towers – Visitor Accommodation~~

~~No lift tower within a visitor accommodation development situated in Activity Areas 3,4,5,6 and 7 shall exceed the maximum height for buildings in the zone.~~

##### ~~iv~~iii Building Height

The specified building height within each activity area shall be as follows:

- Activity Areas 3 and 7 15m
- Activity Areas 4, 5 and 6 12m
- Activity Area 8 9m

See Definitions for Ground Level and Buildings for Remarkables Park. Building height shall be measured with respect to discrete building components.

For any building above the specified height, an application for resource consent must be accompanied by a statement from ~~a the Remarkables Park Design Review Board (see Implementation Methods of Objective 4), evaluating the application. The Design Review Board shall be established by the Council and shall consist of a panel of four, agreed to by Council and the developer, 2 members to be provided by the Council and 2 members to be provided by the developer. This panel may include the following independent persons: architect/urban designer; resource management planner; landscape~~

~~architect. The reasonable costs of the Design Review Board shall be met by the applicant.~~

### 12.11.5.2 Zone Standards

#### i Structure Plan

All activities and developments must be carried out in conformity with the Structure Plan Figure 1 to this Rule subject to any modifications made to it as allowed by (v) below.

#### ii Building Height

The maximum building height within each Activity Area shall be as follows:

Activity Area	Maximum height
Activity Area 1	7m
Activity Area 2a (less than 20 metres from the Activity 2a boundary), 2b and 2c	7m
Activity Area 2a greater than 20 metres from the Activity Area 2a boundary	10m
Activity Area 3	21m
Activity Areas 4, 5 and 6 <del>(except within that area marked "A" on attached Figure 3 except as provided in clause (i) below).</del>	18m
<del>Activity Areas 4, 5 and 6 in the area marked "A" on Figure 3</del>	<del>12m</del>
Activity Area 7 south of the 345m contour line	21m
Activity Area 7 north of the 345m contour line	18m
Activity Area 8	<del>7m</del> 18m

#### Provided that:

- (i) No part of any building greater than the specified building height as set out in 12.11.5.1(v) shall protrude through either a height of RL353m under the surface of a 1:20 upslope fan with a ~~510%~~ divergence angle originating from the 14/32 southern runway threshold or a transitional side surface plane of ~~1:71:5.~~ – all as shown on Remarkables Park Zone – Figure 3 Height Restrictions Plan.
- (ii) No part of any building in Activity Area 3, 4 or 5 shall protrude through a recession line inclined towards the site at an angle of 25 degrees and commencing at 2.5 metres above ground level at any given point on the site boundary of a residential property within Activity Area 1 unless and to the extent that the written approval of the owner of that property has been obtained.
- (iii) Subject to proviso (i) above, this rule shall not limit any lift tower in Activity Areas 3, 4, 5, 6 and 7 which exceeds the maximum height allowed by this rule by no more than three metres.

#### iii Noise

- (a) In all Activity Areas non-residential activities shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site:

- Day-time	0700-2200 hours	55dBA L <sub>10</sub>
- Night-time	2200-0700 hours	45dBA L <sub>10</sub> and 70dBA L <sub>max</sub>

#### Except:

In Activity Areas ~~2a, 3, 4, 5, 6, and 7 and 8,~~ non-residential activities may be conducted within the following noise limits so long as they are not exceeded at any point within the boundary of any other site within Activity Areas ~~2a, 3, 4, 5, 6, and 7 and 8:~~

- Day-time	0700-2200 hours	60dBA L <sub>10</sub>
------------	-----------------	-----------------------

- Night time 2200-0700 hours 50dBA L<sub>10</sub> and 70dBA L<sub>max</sub>

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

- (b) Activities conducted in adjoining zones shall not exceed Remarkables Park Zone noise limits at any point within the boundary of any site within the Remarkables Park Zone.
- (c) Construction noise shall comply with and be measured and assessed in accordance with the relevant New Zealand Standard.
- (d) Noise from aircraft operations at Queenstown Airport is exempt from the above standards.

**iv Airport Measures - Queenstown Airport**

(a) On any site located within the ~~grey hatched~~ light grey shaded area or the grey-dark grey shaded area on Figure 2 – “Airport Measures”, any building or part of a building, or any alteration or addition to a building or part of a building, to be used for residential activities, visitor accommodation or community activities shall be acoustically insulated from aircraft noise so as to achieve an indoor design sound level of 40 dBA L<sub>dn</sub>, except for non-critical listening environments where no special sound insulation is required.

(b) This control shall be met in either of the following two ways:

**EITHER:**

(i) By providing a certificate from a recognised acoustic engineer stating that the proposed construction will achieve the internal design noise level.

**OR:**

(ii) The building shall be constructed and finished in accordance with the provisions of Table 2 appended to this rule.

**Table 2 – Acoustic Insulation of Buildings Containing Noise Sensitive Uses (except non-critical listening areas)**

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

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

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

**v Modifications to Structure Plan Activity Areas**

(a) The internal boundaries of Activity Areas 1, 2a, 2b, and 2c, as shown on the Structure Plan, Figure 1 to this Rule, may be modified by a maximum of 2.5% of the land area of the Activity Area concerned. The internal boundaries of Activity Areas 3, 4, 5, 6, and 7 as shown on the Structure Plan, Figure 1 to this Rule,

may be modified by a maximum of 7.5% of the land area of the Activity Area concerned.

- (b) Any person modifying the boundaries of an Activity Area shall inform the Council of the extent of that modification when applying for a resource consent or within ten working days of commencing the permitted activity to which the modification relates.

## vi Nature and Scale of Non-Residential Activities

~~Except for commercial recreational activities and daytime health care facilities in Activity Area 4; hospitals and health and day care facilities in Area 6; educational facilities and retirement villages in Areas 4 and 6; and commercial recreation activities in Activity Area 8, within~~ Within Activity Areas 1, 2a, 2b, 2c, 4, 6, 7 and 8, the nature and scale of non-residential activities shall meet the following:

- At least one person engaged in the activity must reside on the site.
- No more than three full-time equivalent persons who permanently reside elsewhere than on the site shall be employed in undertaking a non-residential activity on the site.
- No more than 60m<sup>2</sup> of the gross floor area of the buildings on a site shall be used for activities, other than residential activities.
- No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight.
- All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

## vii Hours of Operation

~~Except for commercial recreational activities and daytime health care facilities in Activity Area 4; hospitals and health and day care facilities in Area 6; educational facilities and retirement villages in Areas 4 and 6; and commercial recreation activities in Activity Area 8, w~~ Within Activity Areas 1, 2a, 2b, 2c, 4, 6, 7 and 8, hours of operation shall comply with the following:

- Maximum total number of hours in any one week the site shall be open to visitors, clients or deliveries shall be 70 hours.
- Hours of operation shall be limited to between the hours:  
0730 – 1930

except that where:

- the entire activity is located within a building and occupies not more than 40m<sup>2</sup> of floor space, and
- each person engaged in the activity outside the above hours resides permanently on the site, and
- there are no visitors, clients or deliveries to or from the site outside the above hours, and
- all other relevant zone standards are met

the activity may be carried on outside the above hours.

## viii Glare

In Activity Areas other than 5:

- All fixed exterior lighting shall be directed away from adjacent sites and roads; and
- No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site, provided that this rule shall not apply where it

can be demonstrated that the design of adjacent buildings adequately mitigates such effects.

**ix Atmospheric Emissions**

There shall be no open solid fuel fires.

**x Keeping of Animals**

Other than domestic pets or in Activity Area 8, nNo animals shall stay overnight on a site, except for a maximum of 4 animals in the care of a registered veterinarian for medical or surgical purposes. There shall be no breeding, rearing or keeping of pigs or commercial livestock.

**xi Heavy Vehicle Storage**

No more than one heavy vehicle shall be stored or parked overnight on a site, except that heavy passenger transport vehicles may be parked overnight in Activity Areas 3, 4, 5, 6, 7, and 8.

**xii Residential Activities in Activity Area 5**

No residential activities shall be situated at ground floor level in those parts of any building having frontage to any area used predominantly for commercial activities.

**xiii Residential Units in Activity Area 1**

Residential units in Activity Area 1 shall comply with the zone standards listed in Rule 7.5.5.2 for residential units in the Low Density Residential Zone.

### 12.11.6 Resource Consents – Assessment Matters

The resource consent Assessment Matters which apply to the consideration of resource consents in the Remarkables Park Zone are specified in this Rule.

**i** For all Controlled Activities in the Remarkables Park Zone, the assessment matters shall only apply in respect of conditions that may be imposed on consent except those in (o) below.

**ii** For buildings that are restricted discretionary activities under rule 12.11.3.3(iii), the Council shall have regard to the assessment matters in (a) – (o) below.

**iii** For all discretionary activities in the Remarkables Park Zone, in considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

**a Site Layout, Size, Orientation and Density of Development**

- The proposed site layout connects into the neighbourhood through:
  - adequate pedestrian and vehicle access;
  - the visual links to views or features of significance;
- The site layout takes into account on-site features, topography, views, vegetation, structures, drainage, services, access, orientation and microclimate considerations.
- The site layout efficiently distributes utilities to and on the site, taking into account any future site development.
- Sites have the appropriate area and dimensions to enable the siting and construction of buildings and vehicle access and parking.
- Height of development in Activity Area 7 between 12-15 and 15-18 metres in height north of the 345 metre contour line as shown in Figure 1.

**b Private Open Space**

- Private open space for residential units is clearly defined for private use.
  - Private open space areas are of dimensions to suit the requirements having regard to building design, the likely dwelling occupancy, and the accommodation of some outdoor recreational and service needs.

- Part of the private open space is capable of serving as an extension of the function of the dwelling for relaxation, dining, entertainment and recreation and of being accessed from a main living area off the dwelling.
- Notwithstanding the above, dwelling units not having main living areas at ground level may satisfy this requirement by providing a balcony having a minimum area of 2.5m<sup>2</sup>. or by student accommodation providing communal outdoor space.

### c Streetscape

- That the streetscape is considered as an entity that relates appropriately to criteria concerning lot size, layout, and orientation, transport networks, street design, and vehicle parking.
- That the streetscape is to reflect the functions and characteristics of the street type in the network.
- That the streetscape incorporates a landscape approach which:
  - Satisfies maintenance and safety requirements, reinforces desired traffic speed and behaviour, and considers lines of sight for pedestrians, cyclists and vehicles.
  - Designs a theme for new streets, or complements existing streetscapes and integrates with new development.
  - Incorporates attractive and coordinated street furniture and facilities to meet user needs.
  - Accommodates utility services and minimises their visual impact.
  - Maximises the use of trees and plants as landscape features for neighbourhood identity.
- That a minimum setback of approximately 1.5m is provided from the road boundary to the foundation line of buildings. Garages and carports may have no set back from the carriageway edge.

- That the area of land covered by berms where they are in excess of 1.5m from the carriageway edge qualifies for consideration as reserve contribution upon subdivision consents being granted.
- That accessory buildings other than garages or carports are sited to the rear of the dwelling.

### d Building Design and Appearance

- That the architectural style and building forms ~~shall be evocative of a mountain region,~~ building forms shall be sympathetic complementary to the ~~mountain- alpine~~ setting and local context.
- That the relationships between building forms ~~has have been considered with a village like quality, regard to the purpose of the Activity Area, the character and scale to be achieved.~~
- ~~That clusters and groupings of buildings are designed to fit the form and contour of the land.~~
- That orientation of buildings ~~optimises has regard to~~ views, ~~and~~ sun exposure and orientation to open space.
- ~~That buildings are an integral part of the landscape.~~
- Building facades shall help define and give character to open spaces, squares, streets, paths and parks.
- That building materials are appropriate to the local context including the purpose of the Activity Area ~~area and have an appropriate alpine character which has local application.~~
- Roof colours and materials are such as to not result in an obtrusive impact when viewed from above.
- That sloping roofs are ~~strongly~~ encouraged where appropriate for variety and visual character, taking into account the purpose of the Activity Area, and ~~to enhance snow removal, and for their visual character.~~

**e Transport Networks**

- That the design features of each type of residential street convey its primary functions and encourage appropriate driver behaviour.
- That connection between residential streets incorporate appropriate traffic management treatment to slow and control traffic.

**f Pedestrian and Cycle Accessways**

- That any network of pedestrian and cycle ways shall be consistent with a high level of amenity and accessibility.
- That the street network is designed to accommodate pedestrian use of street pavement in access places and local streets where appropriate, demarcated by alternative paving materials.
- That the design of footpaths or shared paths shall facilitate ease of use by the disabled, aged and very young.

**g Open Space**

- That the location and extent of open space and reserves shall be decided with regard to the relationship of the community to other reserves and open spaces, existing and proposed.

**h Conservation and Site Development Works**

- Subject to the next criterion, that trees are retained in order to achieve the intended environmental outcomes for that part of the zone.
- The replacement of wilding or plantation trees with species better suited to enhancing the landscape.
- That earthworks, excavation and the removal of topsoil ~~to~~ be kept to the minimum necessary to provide for the activities for which the land is to be used.

- That landforms which contribute significantly to the amenity values or character of the locality are to be disturbed as little as possible, and so far as practicable to be used as the basis for subdivisional design, site development, and building design.
- That the character of the landscape features is enhanced.

**i River Access Area**

- Whether the layout of buildings and activities will enhance the environment or amenity values or the conduct of adjoining activities.
- The extent to which structures complement and enhance public places such as pathways and access to the river.
- The extent to which the design and appearance of structures is compatible with the river environment.
- The extent to which the bulk and scale of structures will be softened and enhanced by appropriate landscaping.
- Whether the activity will avoid, remedy or mitigate potential effects on the amenity values of adjoining areas.

**j Integration of Non-residential and Residential Activities**

- The extent to which activities and buildings to accommodate them are in harmony with the intended environmental outcomes for the Zone, and in Activity Area 1 non-residential areas activities are designed to ensure residential scale and appearance for that locality.
- The bulk, form, and external appearance (including quality and colour of finish) of buildings or other structures should be consistent with the intended environmental outcomes for the Zone and in residential areas should be in harmony with the intended character of the area.

**k Staging of Open Space, Reserves, and Community Facilities – Remarkables Park Zone**

Conditions may be imposed to ensure that the above facilities, are provided at or about the same time as other development being undertaken in the Activity Area as identified in the Structure Plan.

#### **l Licensed Premises**

In considering any application for the sale of liquor between the hours of 11pm and 7am, the Council shall, in deciding whether or not to grant consent or impose conditions, have regard to the following specific assessment matters:

- The character, scale and intensity of the proposed use and its compatibility in relation to surrounding and/or adjoining residential neighbourhoods.
- The effect on the existing and foreseeable future amenities of the neighbourhood, particularly in relation to noise and traffic generation.
- The topography of the site and neighbouring areas.
- The nature of existing and permitted future uses on nearby sites.
- The adequacy of car-parking for the site.
- The adequacy of screening and buffer areas between the site and other uses.
- The previous history, where applicable, of the site, and the relative impact of adverse effects caused by activities associated with sale of liquor.

#### **m Buildings or parts of buildings located within the light and dark grey shaded areas on Figure 2 – “Airport Measures”**

Conditions may be imposed to ensure the design and construction of buildings or parts of buildings or of alterations or additions to any building to be used for residential activities, visitor accommodation or community activities is such as to ensure the indoor design sound level specified in zone standard 12.11.5.2(iv) is met.

#### **n Building Height - Lift Towers - Site Standard**

- The extent to which protrusion through the height plane is necessary to enable more efficient and/or appropriate use of the site within the height plane.
  - Whether alternative lift technology is available and/or appropriate which would enable efficient use of the site.
  - Any adverse effects of the height, bulk or location of the lift tower in terms of visual dominance of the outlook from adjoining or nearby sites and buildings.
  - Any adverse effects of the height, bulk or location of the lift tower in terms of loss of access to daylight on adjoining sites.
  - Any adverse effects of the location of the lift tower in terms of noise on adjoining sites.
  - ~~Any increased adverse effects of the visitor accommodation development on the residential character of the neighbourhood due to the height, bulk or location of the lift tower.~~ Whether any earthworks have been carried out on the site prior to the date of notification (10 October 1995) that have lowered the level of the site.
  - Whether there are rules requiring the site to be built up.
- o Height – Restricted Discretionary Buildings Rule 12.11.3.3 (ii)**
- That buildings have been considered as part of the surrounding urban environment in terms of how they reflect their location within the neighbourhood and the nature of the open spaces which they may face.
  - That variations of building height are used to contribute to the legibility, visual interest and character of the neighbourhood.
  - That variation of building height is used in combination with other design considerations such as streets and other open space layout, site configuration, building form, façade articulation and

roof form design to contribute to the urban structure and visual character of the neighbourhood.

- The external appearance of buildings on prominent sites has taken into account their importance in framing vistas or views.
- The roof form provides an appropriate termination to the building that positively contributes to the variety and visual character of the neighbourhood.
- That building facades create a varied and positive interface with the public realm and other buildings having regard to the use of:
  - Building materials and colours;
  - Glazing treatment;
  - Balconies;
  - Fenestrations;
  - Roof form variations.

#### **ip Earthworks – Controlled and Restricted Discretionary activity**

##### **1. Environmental Protection Measures**

- (a) Whether a comprehensive site management plan has been provided showing sediment/erosion and dust control techniques that are adequate to ensure that sediment and dust remains on-site.
- (b) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.
- (c) The duration the earthworks will be exposed.
- (d) Where earthworks are proposed on a site with a gradient >18.5 degrees (1 in 3), whether a geotechnical report has been supplied by a suitably qualified engineer to assess the stability of the earthworks.
- (e) Whether appropriate measures to control dust emissions are proposed.

- (f) Whether any groundwater is likely to be affected and any mitigation measures are proposed to deal with any effects.
- (g) The effects of the earthworks proposed for the development, the methods proposed for the disposal of excess soil or vegetation, and the need for any conditions to avoid or mitigate any adverse effects, including effects at the disposal site.

##### **2. Effects on landscape and visual amenity values:**

- (a) Whether the scale and location of any cut and fill will adversely affect the visual quality and amenity value of the landscape and urban environment.
- (b) The proposed rehabilitation of the site.
- (c) The potential for effects on the natural form of existing landscapes with particular regard to areas of interface with the rural landscape or topographical features.

##### **3. Effects on adjacent sites:**

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

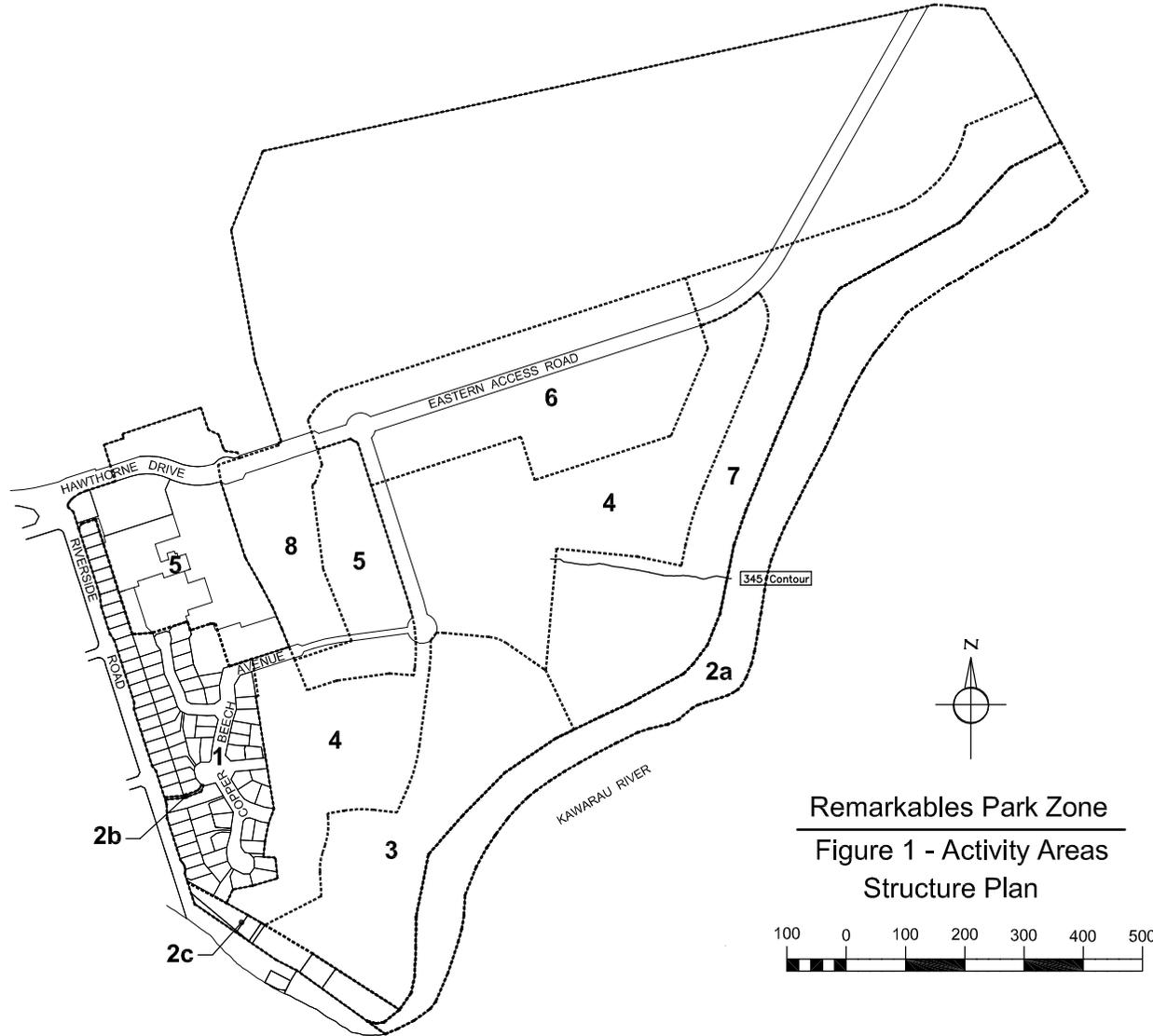
##### **4. General amenity values:**

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

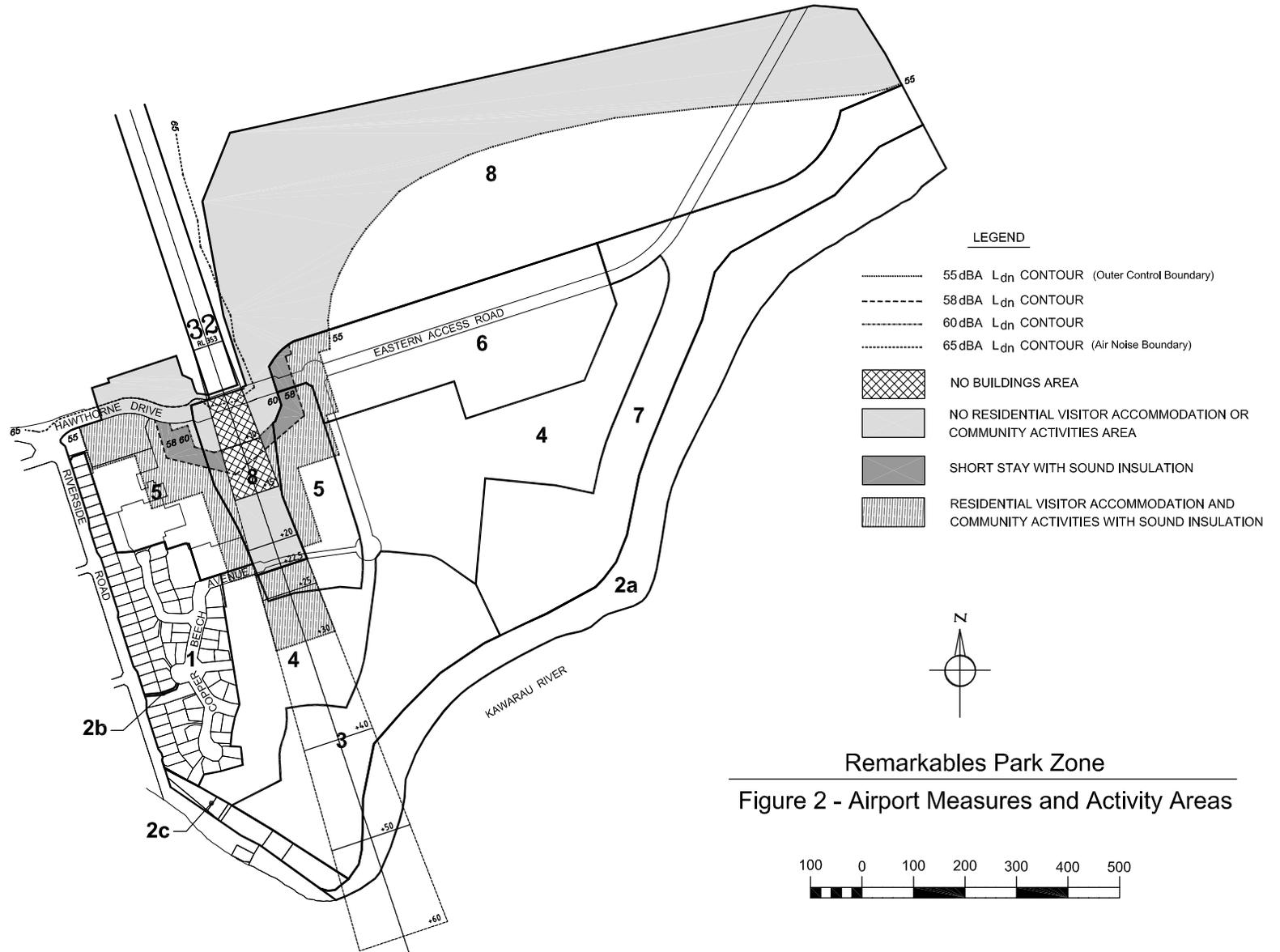
(c) Whether natural ground levels will be altered.

**5. Impacts on sites of cultural heritage value:**

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



Remarkables Park Zone  
Figure 1 - Activity Areas  
Structure Plan



Remarkables Park Zone  
 Figure 2 - Airport Measures and Activity Areas



**APPENDIX A2**

**REVISED PLAN CHANGE PROVISIONS**

**(QLDC VERSION – PROPOSED AMENDMENTS TO THE PRIVATE PLAN CHANGE)**

## 12.10 Remarkables Park Zone

### 12.10.1 Resources, Activities and Values

The Remarkables Park Area comprises approximately 150 hectares of perimeter urban land in the vicinity of Frankton and occupies a strategic position adjacent to the Kawarau River near the head of the Frankton Arm of Lake Wakatipu. The zone is 1.5 kilometres from the intersection of State Highways 6 and 6A and 8 kilometres from central Queenstown.

The land was formerly zoned partly rural and partly residential. Development of the area for residential purposes began in 1992 following confirmation of Plan Change 87 providing for a traditional residential zoning with accompanying roading, utility services and landscaping for a limited area of the land.

At the same time, and with the increasing pressure on the District to accommodate a broad range of further urban development, a review of the resource management options for the land was undertaken. The proposals in this section integrate the various resource management considerations which have been identified. These considerations are Regional, District and local in nature and combine to create an outstanding opportunity for the sustainable management of the District's natural and physical resources. Development in the area is proposed in a manner which brings together the needs of the District and the local community within an environment which incorporates the existing settlement at Frankton as well as the infrastructure to provide for commercial and increased recreational facilities on the Frankton flats. Most significantly, the resources and activities have been developed having regard to the present and expected future infrastructure of Queenstown Airport.

Development of the Remarkables Park Zone acknowledges the outstanding physical resources and landscape value of the land. Within the objectives of determining an optimum strategy for integrated and sustainable resource management, every consideration has been given to developing the area in a way that maximises the key natural and physical resources and amenity values of its location. These include:

- views of The Remarkables mountains to the south-east.
- views of Coronet Peak to the north.
- views of all other local hills and mountains.
- clear terrain to the north providing for long winter sunshine hours.
- views of, access to and general proximity to the Kawarau River and Shotover River.
- two major natural terraces across the site providing elevated views of the river and views across the river to the foothills of The Remarkables and to the southern arm of Lake Wakatipu.
- a peninsula land-form leading from the major lower terrace across gently-falling land to a beach directly adjacent to the Kawarau River.
- extensive direct riverside access along the eastern and southern boundaries.
- flat land to the north, encompassing farmland rural land, existing and proposed urban activities, the Frankton Corner Shopping Centre, nine-hole golf course, the Queenstown Events Centre, and the airport, Frankton Flats Zone and the Glenda Drive / Shotover Park industrial and business area.
- residential subdivision to the west.
- Lake Wakatipu to the west.

The combined effects of these elements is such that the area provides Queenstown with a site which is well suited to higher density development comprising a mix of urban activities including residential, visitor accommodation, recreational, community, educational, commercial and retail activities.

### 12.10.2 Issues

- **Development of the land in a way which provides for the District's economic and social needs while protecting the important natural and physical resources of the Frankton area and the wider community.**

The principal resource management issue relates to the development of land in a way that protects and enhances the important natural and physical resources of the District, including the airport, while providing for appropriate development in order to meet the social and economic needs of the community.

Given the proximity to the Remarkables Park Zone of the commercial and visitor node at Queenstown, the existing residential development, proposed commercial centre at Remarkables Park and the Queenstown Airport, a pattern of development comprising residential, recreational, commercial and visitor accommodation activities has been developed in a way which will complement existing and proposed land uses and accordingly produce an integrated and coherent built environment with significant economic and social benefits for the District.

The development proposed for the Remarkables Park Zone is appropriate within its environmental context with airport related controls for areas subject to airport effects and will enable the sustainable management of the landscape. The development will incorporate extensive landscaping, open areas, river-bank enhancement, accessways and pathways, high levels of local amenity and offer opportunities for residential choice and visitor accommodation facilities in a comprehensive and integrated way. The major amenities include links to the Frankton Arm pathway at the western end of the zone and the Shotover River to the east.

### 12.10.3 Objectives and Policies

#### Objective 1:

***Integrated management of the effects of residential, recreation, commercial, community, visitor accommodation, educational and Queenstown Airport activities.***

#### ***Policies:***

- 1 *To require development to be undertaken in an integrated manner which maximises environmental and social benefits.*
- 2 *To provide for an efficient pattern of activities in a manner which is safe and convenient for vehicle and pedestrian traffic.*
- 3 *To achieve higher density residential development.*
- 4 *To ensure that development takes place in a manner complementary to the operational capability of Queenstown Airport.*
- 5 *To establish a buffer between the airport and noise sensitive activities in the Remarkables Park Zone.*
- 6 *To enable the inclusion of commercial activities appropriately integrated into the Remarkables Park Zone.*
- 7 *To enable visitor accommodation to be appropriately integrated into the Remarkables Park Zone.*
- 8 *~~To ensure that the activity areas of the Remarkables Park Zone collectively enable a town to be established including a variety of commercial, retail, community, education, recreation, residential and visitor accommodation activities and with excellent pedestrian and transport connectivity, to serve the local, district and regional populations.~~*

#### **Implementation Methods**

Objective 1 and associated policies will be implemented through a number of methods including:

#### **i. District Plan**

- (a) Inclusion of a specific zone
- (b) Inclusion of a structure plan incorporating Activity Areas

- (c) Notification through Land Information Memorandum of the restrictions on properties between the 58 and 60 dBA Ldn noise contours
- (d) Inclusion of noise control and noise attenuation standards.

### Explanation and Principal Reasons for Adoption

In all respects, the Remarkables Park Zone is a riverside development. As such, development of the Remarkables Park Zone strongly recognises and embraces the presence of the Kawarau River. The river is an important component of the local landscape and has the potential to be a significant beneficial aspect of future development. The river and its margins are presently under-utilised in terms of public access and enjoyment. Encouraged by Council's approach to the nature of reserve contributions the development of the Remarkables Park Zone will enhance riverside utilisation beyond the Remarkables Park Zone by the establishment of accessible open space, amenities and physical and functional linkages with this waterbody.

The development in the zone takes into account the contrast between the site topography (predominantly a series of terraces falling to the river) and the immensely powerful off-site background. This background comprises 360° views of dramatic mountain forms dominated by The Remarkables to the east. The scale of these off-site, vertical elements encourages and minimises the effects of a higher density development which incorporates low rise, multi-storey buildings, established in a landscaped park and setting.

A fundamental part of the strategy as applied to the Remarkables Park Zone is to ensure that the District Plan provisions provide a mix of development opportunities encompassing residential, recreational, educational, commercial and visitor accommodation activities. These will all have regard to and be complementary to the landscape qualities and amenity of the locality. To this end, such activities will be subject to appropriate controls to ensure that all development is assessed on an integrated basis and incorporates significant landscaping of a type and scale appropriate to the built and natural environment to which it is related.

### Activity Buffer Area 8 Strategy

A northern perimeter area comprises Area 8 and has been created to function as a buffer zone enabling activities compatible with both the airport and other Remarkables Park Zone Activity Areas, and providing good separation between them.

### Objective 2: Development Form

*Urban development in a form which protects and enhances the surrounding landscape and natural resources.*

### Policies:

- 1 *To require development to be undertaken in accordance with a Structure Plan.*
- 2 *To control the density of residential development.*
- 3 *To enable the establishment of open space and recreation activities in any of Activity Areas 2a, 2c, 3, 4, 6, 7 and 8.*
- 4 *To provide for a number of identified Activity Areas within the Structure Plan as follows:*

#### Activity Area 1

- *To continue the development of low density residential activities in Activity Area 1.*

#### Activity Area 2

- *To develop and enhance the Riverside Public Recreation Activity Area at the location and to the extent shown on the Structure Plan and in a comprehensive and integrated manner.*
- *To continue, in general terms, the reserve provisions already in force in relation to land in the southern portion of the Remarkables Park Zone, being Activity Areas 2a, 2b and 2c.*

*Activity Areas 3, 4, 5, 6, 7 and 8*

- To require landscaping as part of any development.
- To require the provision of open space as part of any development.
- To control the bulk and location of buildings.
- To provide for certain community activities and educational facilities in Activity Areas 4,5 and 6.

#### Activity Area 8

- To enable the establishment of activities of a rural/recreational nature, infrastructural utilities and parking, which are not sensitive to nearby airport operations.

#### Implementation Methods

Objective 2 and associated policies will be implemented through a number of methods including the following:

##### i. District Plan

- As for Objective 1

#### Explanation and Principal Reasons for Adoption

Plan Change 87 to the Transitional District Plan zoned the western part of the Zone for residential housing purposes. This was achieved by way of an Order of the Planning Tribunal, which was consented to by all parties including the Council and Queenstown Airport Corporation.

It is proposed to develop a community neighbourhood rich in those images which can combine to create a sense of community identity. There will be a balance of permanent residents, ~~second home owners~~ and visitors housed in a mix of building styles set in a park like surrounding. All residential buildings will be designed and located to secure the widest enjoyment of the views and access to the water.

Priority in the development will be given to open spaces which help create community identity. Pathways frequently separated from roading will provide pedestrian connections throughout the development and together with a network of neighbourhood streets of varying types will encourage pedestrian activity and act to slow motor vehicles.

Accessibility within the development and the other parts of Frankton and the locality will be secured in a number of ways. The river's edge may be developed for public access. In addition, the possible future introduction of a public transport system, such as water ferries and taxis, linking the Remarkables Park Zone with Frankton Arm and the Queenstown CBD, is anticipated.

Principal avenues may be designed and created to form key connections to the riverside peninsula and its various riverside facilities and to the proposed commercial centre and to provide special view lines from the main entrance to the Remarkables Park Zone area.

The building design within the area will capture and emphasise the views of the mountains in the background. Distinctive architecture suited to the environment will be fostered and encouraged.

The Remarkables Park Zone is made up of a number of elements which are illustrated on the Structure Plan, Figure 1 and are identified as discrete Activity Areas as follows:

#### Activity Area 1 - Traditional Residential Development

Approximately 9 hectares of land on the western side of the ~~block~~ zone and adjoining the existing Riverside Road development will continue to be developed for traditional residential development. Section sizes will range from 600m<sup>2</sup> to 1100m<sup>2</sup> and will accommodate predominantly single family residential units. This pattern of development will integrate the existing level and pattern of settlement with the further range of development proposed for the Remarkables Park Zone.

#### Activity Area 2 - Riverside Public Recreation

Activity area 2a on the river peninsula adjoining the Kawarau River, to the south covers land owned by the Council and is proposed to be developed for predominantly public open space. This element of the southern Riverside Public Recreation area is the proposed River Access Area. This area would will be a public place carefully located on the river's edge in order to take advantage of the opportunities of such a location for river access. It may provide a terminiis for water transport between the Frankton locality,

Queenstown and other parts of the District as well as focus for limited commercial uses, eg restaurants, ticketing facilities.

Activity Area 2b is a formed access strip joining two public streets. Area 2c is partly vested as a local purpose reserve and partly privately owned.

### Activity Area 3 - Riverside Peninsula

~~This~~ riverside development ~~apartment~~ area situated on the river peninsula and adjoining the Riverside Public Recreation Area will enable development for commercial and retail activities, offices, condominiums, visitor facilities and visitor accommodation, church, plaza, restaurants and cafes, educational, recreational, and riverside facilities (including ferry-based transport). The intention is for the Riverside Peninsula area to develop as a vibrant mixed use precinct that includes pedestrian activities.

### Activity Area 4 - Higher Density ~~Housing~~ Accommodation

A significant proportion of this area is proposed to be devoted to higher density ~~housing~~ visitor and residential accommodation, including student and staff accommodation, educational, health and day care facilities. Such Units will ~~maximise views and sun and will be~~ built at relatively high density and will have regard to sunlight access and views.

### Activity Area 5 - Commercial/Retail Area Centre

~~Within an area in the northwest part of~~ This mixed use area comprises the established Remarkables Park commercial/retail centre, land is available for future which provides for retail and other commercial activities including office and service activities. Activity Area 5 also provides ~~As the first of the Activity Areas reached when arriving in the Zone by road, a true mixed use approach is found here, including opportunities for education, visitor accommodation, carefully designed higher density residential activities, and for future expansion of the commercial/retail centre, including for large format retail activities.~~

### Activity Area 6 - North Urban Development Area

The building forms proposed for part of this area will secure a number of resource management outcomes including provision for higher density living and certain community activities utilising building designs which mitigate aircraft noise. This will enable close proximity for a significant number of residents to the Remarkables Park ~~C~~ommercial/retail ~~centre~~ area and other

activities within the wider Frankton locality. This mixed use activity area also provides for education, health and day care, hospitals, retirement villages, and visitor accommodation.

### Activity Area 7 - Visitor Accommodation and Eastern Perimeter High Density Residential

Within an area in the north-eastern portion of the Remarkables Park Zone, a sector is set aside for terrace houses, condominiums and visitor accommodation activities. This ~~site~~ area offers spectacular views of The Remarkables, Coronet Peak, the Crown Range, and the Shotover and Kawarau Rivers.

The area is split into two terraces; the north-eastern terrace is elevated. Consequently, extra controls over height of buildings are provided for.

### Activity Area 8 - Northern Perimeter Area

~~A This is a~~ significant "buffer" area of land adjacent to the Queenstown Airport. Formally partly owned by the Queenstown Airport Corporation Limited ~~this~~ It and is suitable for development for rural, recreational, infrastructural and parking facilities not of a noise sensitive nature. Much of it falls in close proximity to the airport and within higher noise control areas. As such residential activities, visitor accommodation and community activities are prohibited in this area within the Outer Control Boundary.

The strategy for development of the Remarkables Park Zone aims to establish a high quality of amenity which will enhance the value of and be maintained by later stages. The interdependence of buildings and streets will be recognised and facilitated with the role of streets to be appropriate to the nature of the activity they serve.

Development within the Remarkables Park Zone will be undertaken on an integrated basis. This means that the development of land and buildings will be planned together rather than separately. Such integrated planning and development of the land will ensure that the unique benefits which the location offers are developed to their best advantage and that a high standard of amenity is achieved.

### Objective 3 – Open Space, Conservation and River Access

**Protection of areas of important vegetation, and land form in close proximity to the river from development.**

**Sufficient areas of land to provide for local active and passive recreational needs.**

**Protection of those features of the natural environment including vegetation, landform and landscape that:**

- contribute significantly to amenity values
- assist in preventing land instability and erosion
- contribute to ecological diversity and sustainability.

**Improved and generous public access to the Kowarau River.**

**Policies:**

- 1 *To secure reserve contributions in land, cash or works or development of activities on reserves.*
- 2 *To enhance the quality of such areas by the carrying out of attractive landscaping and other works appropriate to the area.*
- 3 *To provide appropriate land for open space and recreational opportunities.*
- 4 *To ensure that reserves of appropriate quality and quantity are provided in convenient locations to meet the needs of the community.*
- 5 *To provide for development to be staged to ensure that areas of open space are set aside and recreation facilities developed as the development of the Remarkables Park Zone proceeds.*
- 6 *To ensure that the potential or actual adverse effects of development on the natural environment are avoided, remedied or mitigated so as to maintain the quality of the environment of the zone and the locality.*
- 7 *To enhance public access to and along the Kowarau River.*

- 8 *To avoid any adverse effects of development on the river environment.*

**Implementation Methods**

Objective 3 and associated policies will be implemented through a number of methods including:

**i. District Plan**

- (a) As for Objective 1.
- (b) Staging development to ensure that public recreation facilities are developed.

**Explanation and Principal Reasons for Adoption**

Reserves already set aside in the Remarkables Park area, together with intended open spaces including the riverside public recreation areas will result in a significant area of land being available as open space.

Open space areas are of great importance in developing a quality built environment. Within the Remarkables Park Zone, there is a significant opportunity to secure appropriate reserve land for public open space and to secure recreational facilities.

While future development of the Remarkables Park Zone will involve some modification to the natural environment, the retention and protection of natural features and places which have significant heritage or landscape value is of primary importance in order to retain and enhance the outstanding environmental qualities of the District.

The Kowarau River and its margins are significant components of the overall landscape within the zone. Much of the amenity of the zone is based on, and takes advantage of, the proximity of the river and the quality of its edges. At present, there are substantial stretches of the riverside which are host to inappropriate vegetation cover, including willows, which affect water flow and cause sediment build-up. The removal of inappropriate species and subsequent restorative planting using suitable species will secure the amenity to be derived from the area. Further, this amenity can be enhanced through

appropriate design and location of structures and the creation of public access in order to capitalise on the potential of the site.

The establishment of activities and structures within the river access area must be undertaken in a manner which recognises the high level of ecological amenity within this area. Landscaping in conjunction with structures of appropriate scale can serve to enhance such amenities.

#### Objective 4 - Site Layout, Orientation, Building Design and Streetscape

***A coherent site layout that provides a pleasant, attractive and resource efficient environment***

***Buildings sited and designed to create and preserve a high standard of environmental amenity reflecting the surrounding streetscape and building design which enhances public views from and to the streets***

#### Policies:

- 1 *To ensure that subdivision design and the location of buildings on the sites is undertaken to maximise views, solar aspect and enhance street frontage and amenity.*
- 2 *To ensure that the provide variety of built form, scale and height within the Remarkables Park Zone built environment reflects the qualities of a mountain village, including pitched roofs and variety in form, scale and height of buildings.*
3. *To enables clusters of buildings and structure to be developed.*
- 43 *To encourage the use of colours and materials which are complementary to the local urban environment.*
- 45 *To provide for attractive streetscapes appropriate to the primary street functions adjoining buildings or activities.*

- 56 *To ensure that, when viewed from a public street, the external design of buildings is visually compatible with the surrounding development and with the identified future character of the locality.*

#### Implementation Methods

Objective 4 and associated policies will be implemented through a number of methods including:

##### i. District Plan

Provide for subdivision and building, location design and appearance to be a controlled activity.

##### ii. Other Methods

A The Remarkables Park Design Review Board shall be used to evaluate proposals for development exceeding the specified height limits (site standard) against the relevant assessment criteria, prior to lodgement of a resource consent application. The structure and protocol of the Review Board will be determined by the Board. Liaison with the Design Review Board is encouraged early in the design process.

~~The Remarkables Park Design Review Board shall consider any other proposal for a development in the Remarkables Park Zone if requested by the applicant or if otherwise deemed necessary.~~

~~The Remarkables Park Design Review Board shall be established by the Council and shall consist of a panel of four independent members, agreed to by the Council and Remarkables Park Limited. Two members are to be appointed by the Council and two members are to be appointed by Remarkables Park Limited. This panel may include the following independent experts: architect; urban designer; resource management planner; landscape architect; developer. The reasonable costs of the Design Review Board shall be met by the applicant.~~

#### Explanation and Principal Reasons for Adoption

The layout and size of sites for subdivision and the design and siting of buildings within the subdivision are critical matters in achieving the general objectives for integrated and sustainable development within the zone.

The character, and appearance and landscaping of the streetscape and the siting and design of buildings in relation to these matters has a fundamental role to play in the creation of an interesting urban development.

### Objective 5 - Transport Networks

***High levels of accessibility, safety and convenience for all persons travelling to, from, or within the zone by a wide range of transport modes while ensuring acceptable levels of amenity***

#### **Policies:**

- 1 *To provide a network of streets and accessways with physical distinctions ~~where appropriate between each~~, based on function, convenience, traffic volumes, vehicle speeds, public safety and amenity.*
- 2 *To encourage use of the river and lake as an alternative transport network, connecting Queenstown, Frankton, and the Remarkables Park Zone.*
- 3 *To provide appropriate and attractive landscaped areas and routes within the Remarkables Park Zone for cycle and pedestrian movement, and an ability to link these with accessways between Frankton and Queenstown.*
- 4 *To provide a safe and convenient pathway system for pedestrians, cyclists and in-line skaters for access to and within the zone and for recreational purposes.*
- 5 *To promote walking and cycling as ways of carrying out daily activities.*

#### **Implementation Methods**

Objective 5 and associated policies will be implemented through a number of methods including:

#### **i. District Plan**

- (a) Provision for a well designed road, pedestrian and cycleway network.
- (b) Provision for a staging point(s) for water based transport, including public and visitor transport.
- (c) An integrated high density development which is linked to the proposed commercial centre by road, footpaths and cycleways.

#### **Explanation and Principal Reasons for Adoption**

The Frankton Road is currently the only transport link between Queenstown and the Frankton ~~flats~~. It is already under pressure and this will increase with increased development of Queenstown and throughout the District. The Kawarau River and the lake provide a visually attractive and safe alternative transport link between Queenstown and the Frankton ~~flats~~ Flats in a way that will enhance the areas' visitor appeal.

Within the zone, opportunities are provided for an extensive network of walkways and cycleways, both to promote mobility within the area and to important facilities adjoining the site, eg shopping, education.

#### **Objective 6 - Design and Implementation of Infrastructure and Utility Services**

***Street design for safe and convenient movement of vehicles, cyclists and pedestrians.***

***Street construction which reinforces the function and amenity of streets.***

***Public utilities located and designed in a manner which is efficient and unobtrusive to the visual amenities of the area***

#### **Policies:**

- 1 To provide a safe and pleasant street environment for residents and other users of adjoining properties.
- 2 To minimise the carriageway's visual impact on residents while accommodating public utility services and drainage systems.
- 3 To minimise street construction and maintenance costs, without compromising other objectives.
- 4 To provide street geometry which is consistent with the needs of the streets functions and which emphasises residential and pedestrian amenity.
- 5 To provide street pavements and edges that reinforce the function and amenity of streets, and in particular to use pavement materials that reinforce their residential functions where appropriate.
- 6 To provide a pavement edge that is appropriate for the control of vehicle movements, performs any required drainage function and is structurally adequate.
- 7 To encourage the provision of landscaping as an integral part of street network design.

#### Implementation Methods

Objective 6 and associated policies will be implemented through a number of methods including:

##### i District Plan

- (a) Controls on the design, location and form of utility services and street works.

#### Explanation and Principal Reasons for Adoption

The objective and policies are provided for the need to integrate development and to seek imaginative and attractive designs which not only provide for the proper functioning of the street or utility but also have important regard to visual impact, surrounding activities and alternative functions. The design of the street network should reflect its function in order to ensure the network

better relates to other activities and amenities. Landscaping is an important element to street design.

#### Objective 7 – Future Retail and Related Activities

**An ~~new~~ integrated street-based commercial centre to provide for the future retail needs of the District in a manner which promotes convenience for residents, vehicle accessibility, choice, a distinct identity, is infrastructure efficient, and relates well to other community activities eg hospitals, schools, recreation and leisure**

#### Policies:

- 1 To zone sufficient land to provide for an integrated commercial centre accommodating a range of activities.
- 2 To enable a consolidated medium density commercial/retail centre that can incorporate open space, shops opening onto streets, lanes and plazas, ~~and~~ higher density residential and visitor accommodation, and a consolidated urban form which increases the potential for multi purpose trips.
- 3 To enable the ~~new~~ commercial/retail centre to function as the focal point complement for a range of nearby activities including community, recreation, education and residential, and the mixed-use precinct in Activity Area 3.
- 4 To enable and enhance a distinctive outdoor ~~street~~ character and image for the commercial centre by way of design and appearance guidelines and reference to building character and styles.
- 5 To enable a built form which ~~reflects and is sympathetic~~ complementary to, and has regard to views of the surrounding alpine landforms ~~takes and views of both.~~
- 6 To enable the development of ~~new~~ education facilities and other non-residential activities in close proximity to the ~~new~~ commercial/retail centre.

7 To provide a commercial centre which is integrated with the surrounding community and activities and which provides the opportunity for a variety of efficient infrastructure services including environmentally sensitive transport links and modes within the locality and to other areas of the District.

~~8 To encourage Large Format Retail and supporting activities in Activity Area 5.~~

8. To require a high level of amenity in the external appearance of buildings housing large format retail and supporting activities in Activity Area 5.

### Implementation Methods

Objective 7 and associated policies will be implemented through a number of methods including the following:

#### i District Plan

- (a) Zone provisions for a ~~new~~ commercial/retail centre ~~within~~ including Activity Area 5 of the Structure Plan for the Remarkables Park Zone, and a complementary mixed use precinct in Activity Area 3 of the Structure Plan
- (b) To incorporate a Structure Plan to provide for the integration of development within the Zone and with surrounding land uses.
- (c) To provide for all buildings to be Controlled Activities in terms of design, appearance, materials and effect on streetscape.

### Explanation and Principal Reasons for Adoption

The purpose of the commercial centre at Remarkables Park is to provide for a ~~new~~ retail based commercial centre. The proposed site is preferred for a number of resource management reasons including:

- The site is close to and can be integrated with major existing and proposed residential areas, thus bringing convenience to residents and efficiency in terms of energy use by providing the opportunity for a range of transport modes, eg pedestrian, cycling, public transport.

- The site is well located in respect of a number of existing and proposed community facilities, eg church, hospitals, educational facilities. This creates the opportunity for multi-purpose trips.
- The site is sufficiently separated from the other main retail nodes to be able to develop a catchment population to support a range of shopping activities.
- The topography and location of the site provide for ease of vehicle access and infrastructure servicing.

The design of the centre is a critical element and all development within the centre will be assessed in terms of design, appearance, relationship to existing or proposed road networks or pedestrian links, open space opportunities, the manner in which buildings are designed having regard to their relationship to street frontages, pedestrian access, car-parking areas, and the compatibility of the design with the general alpine topography of the surrounding landscape including views of the mountains and the lake. In addition, all subdivision in the zone will be assessed as a controlled activity having regard to the need to achieve an imaginative layout, higher density development and the need to mitigate the adverse effects of a range of activities.

### Objective 8 - Amenity, Image, Character and Design

***An integrated commercial centre where open space and pedestrian links, views of the surrounding mountain landscapes extensive planting, and high quality building and townscape design reflecting the surrounding topography, are paramount.***

#### Policies:

- 1 To enable and preserve a high standard of urban and landscape design through the use of the Controlled Activities rules.
- 2 To encourage and promote design which reflects and acknowledges the surrounding topography.
- 3 To require resource consent applications so that areas of open space, pedestrian links and important views can be identified, protected,

*enhanced and become an essential part of the Remarkables Park Commercial Centre image and amenity.*

- 4 *To ensure that the design and appearance of buildings, structures and other elements of development are compatible with nearby residential and community uses.*
- 5 *To ensure landscaping ~~gives~~ contributes to a distinct ~~village town~~ identity, and ~~promotes the image of consolidated commercial centres but does not destroy~~ has regard to important viewshafts from the centre. ~~has regard to important viewshafts.~~*

#### Implementation Methods

Objective 8 and associated policies will be implemented through a number of methods including:

##### i District Plan

- (a) Provision for buildings to be controlled in terms of design and appearance
- (b) Provision for a Structure Plan to integrate activities

#### Explanation and Principal Reasons for Adoption

The Council believes there is a unique opportunity for the ~~new~~ commercial centre at Remarkables Park to promote the best principles of resource management including:

- energy efficiency and conservation through consolidation of the town centre and related activities including workplace, residential and community activities.
- convenience for residents.
- efficient use of infrastructure.
- opportunity for multi-purpose trips and the establishment of public transport links and termini.

- a design and amenity which reflects the outstanding alpine character of the District and brings that amenity into the town by way of views and backdrop.
- a commercial centre that has regard to people's needs in terms of convenience, size and amenity.
- a commercial centre that reflects the best of the District's current and heritage design.

The Council believes that the built form of the centre should promote a sense of place, local identity, convenience and enhance the existing outstanding sensory images being views of the mountains, the lake and the intrusion of good sunlight.

The purpose of the Structure Plan is to assist in achieving the essential objectives for the above, namely:

- that the retail development contributes to an active public realm.
- that retail magnets such as department stores and supermarkets are distributed throughout the retail core.
- that retail development is integrated with other uses, rather than being isolated from the community or other activities.
- that there is a strong character in the commercial centre environment which is achieved through building design and high quality public open spaces.

Landscaping, street design and opportunities to integrate ~~local sculpture and other~~ art are features deemed important by the Council. The Council is seeking through the rules and the Structure Plan to include the community in what it believes to be a unique opportunity for Queenstown, being the design and creation of a ~~new village town~~ centre.

#### 12.10.4 Environmental Results Anticipated

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

- The overall environmental quality of the Remarkables Park Zone and adjoining areas deriving character from the natural features of the zone and in particular the river setting.
- The development of the zone achieving a strongly urban and focused environment comprising a range of residential, visitor facilities and accommodation, commercial and community services activities, education, recreation, and open space which is interesting, convenient and attractive for community use and enjoyment.
- Essential utility services provided within the zone as development proceeds.
- Land development process managed so that adverse effects of development are avoided, remedied or mitigated.
- Water quality of the Kawarau River being maintained at the best possible quality.
- Important natural features of significance are respected and preserved.
- A range of building forms being enabled so as to promote social and cultural diversity.
- The planning and design of all built structures taking account of the natural landforms of the District to achieve high standards of built environment in terms of streetscape, housing form and quality, convenience and security.
- Proposed reserves are set aside and developed in ways which are appropriate to the wider amenities of the District and the recreational needs of the community.
- The form of the development, with its transport linkages and easily located foci of activities reinforcing the development of a sense of community ~~and that encourages~~ relatively high density residential development.
- The establishment and operation of non-residential activities within the low density residential area (Activity Area 1) of the Remarkables Park Zone being controlled so that the scale and appearance of buildings is in harmony with the residential character of the locality, adverse effects on residential amenity (including noise, intrusions on privacy, odours, smoke or smell) being avoided, the efficiency and safety of the local street and pathway systems maintained.
- Development incorporating early planting such that a substantial visual contribution to the landscape is achieved as quickly as possible.
- The development of new retail opportunities to meet the needs of residents and visitors.
- The development of a commercial centre which reflects the essential amenity values and character of the District, especially the views of the surrounding landscapes.
- An attractive shopping, working and recreational environment which relates well to ~~the~~ views and sunlight.
- A ~~commercial/retail~~ centre where the built design ~~reflects~~ complements the surrounding alpine environment, relates well to people in terms of scale and is convenient for pedestrian and vehicle access.
- A commercial/retail centre well located and designed to integrate with existing and proposed residential activity and providing for a high level of pedestrian convenience from the surrounding residential areas.
- A commercial/retail centre which is well located and designed to include a range of activities including leisure, education and living environments.
- A commercial/retail centre which will promote and provide for multi-purpose trips and is thereby energy efficient.

- Recognition of the Queenstown Airport operational requirements and buffering between the Airport and the development areas of the RPZ.

## 12.11 Remarkables Park Zone - Rules

### 12.11.1 Zone Purpose

The purpose of the zone is to provide for a comprehensively managed and integrated high density development containing opportunities for a range of supporting and complementary activities. These include open space, visitor accommodation, transport, educational, recreational and commercial facilities.

In order to achieve a high standard of integrated development, sustainable management, building and open space design, the zone is subject to a Structure Plan, which details activity areas, and provides for a wide range of matters to be subject to Controlled Activity consent

The zone seeks to achieve maximum flexibility within the parameters of the Structure Plan.

~~New~~ Commercial development for retailing and office activities is incorporated in the zone. The Commercial centre activities are to be designed around lanes and parking and be developed to minimise any adverse effects on the built environment, amenity and complement resources of the existing Queenstown Town Centre. The background issues, resource evaluation, objectives, policies, explanation and principal reasons for adoption and environmental results anticipated give effect to the existing and future commercial development in Activity Areas 5 and 3 of the Structure Plan for the Remarkables Park Zone.

### 12.11.2 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. The provisions of the District Wide Rules are to be met unless inconsistent with any particular Remarkables Park Zone rule in which case the latter shall prevail.

- |                           |                 |
|---------------------------|-----------------|
| (i) Heritage Protection   | - Refer Part 13 |
| (ii) Transport            | - Refer Part 14 |
| (iii) Subdivision         | - Refer Part 15 |
| (iv) Hazardous Substances | - Refer Part 16 |

- |  |                 |
|--|-----------------|
| (v) Utilities                                      | - Refer Part 17 |
| (vi) Signs   | - Refer Part 18 |
| (vii) Relocated Buildings and Temporary Activities | - Refer Part 19 |

### 12.11.3 Activities

#### 12.11.3.1 Permitted Activities

Any Activity which complies with the **Site** and **Zone** Standards and is in accordance with the **Structure Plan** (Figure 1 to this Rule) and is not listed as a **Controlled, Discretionary, Non-Complying or Prohibited Activity** (in Table 1 to this Rule) shall be a **Permitted Activity**.

#### 12.11.3.2 Controlled Activities

Activities listed as **Controlled Activities** in Table 1 to this Rule shall be controlled activities provided they are not listed as a **Discretionary, Non-Complying or Prohibited Activity** and they comply with relevant **Site** and **Zone Standards** and are in accordance with the **Structure Plan**.

The Council has reserved control over the following matters:

#### i All Buildings in respect of

- The external appearance of buildings;
- Relation to roads;
- Relation to internal boundaries;
- Height between 12 ~~45~~ and 15 ~~48~~ metres maximum height in Activity Area 7 north of the 345 metre contour line as shown on Figure 1;
- Effect on landscape and visual amenity values and view corridors;
- Vehicle access;
- Outdoor living space for residential activities;

- Street scene including landscaping;
  - Provision for pedestrian and access linkages;
  - The location, layout and landscaping of, and access to, off-street car-parks;
  - Solar orientation and prevailing winds;
  - Design and construction of buildings located within the grey shaded or grey hatched areas on Figure 2 to achieve insulation from aircraft noise.
  - The scale and nature of the earthworks and the disposal of excess material.
- ii Residential Activities, Commercial Recreational Activities, Commercial Activities, Educational Facilities, Retirement Villages, Hospitals, Health and/or Day Care Facilities Parking Facilities & Visitor Accommodation in respect of:**
- Compatibility with surrounding landuse, character and amenity
  - Noise, vibration, lighting and loss of privacy
  - Traffic generation and vehicle access
  - Landscaping within car parking areas
  - Safety
  - Litter and waste and cumulative effects in conjunction with other activities in the vicinity
  - Nature and scale of activities
  - Hours of operation
- The scale and nature of the earthworks and the disposal of excess material.
- iii Premises licensed for the sale of liquor**
- Premises licensed for the sale of liquor in respect of the scale of activity, car parking, retention of amenity, noise and hours of operation
- 12.11.3.3 Discretionary Activities**
- i** Activities listed as Discretionary **Activities** in Table 1 to this Rule shall be Discretionary Activities provided they are not listed as a **Non-Complying or Prohibited Activity** and they comply with all the relevant **Zone Standards** and are in accordance with the **Structure Plan**.
- ii** Any building that does not comply with Site Standard 12.11.5.1 ~~iii~~ but complies with Zone Standard 12.11.5.2 ii shall be a restricted discretionary activity and:
- (a) In assessing the effects of any building, the Council shall have regard to the assessment matters in rule 12.11.6 (a) – (o); and
- (b) The Council's discretion to grant or not grant consent is restricted to the effect of the building exceeding the specified height, by having regard to the following matters:
- The location of the building within the neighbourhood.
  - The variation of the height of the building.
  - The external appearance of the building including roof form, façade, materials and colours.
- (c) For the purpose of imposing conditions on any consent the Council shall have regard to the matters in (a) and (b) above and those in rule 12.11.3.2(i).
- iii All Buildings in respect of Activity Area 5**
- External appearance of buildings

- Relationship of buildings to roads and pedestrian walkways
- Relation to internal boundaries
- Effect on landscape and visual amenity values and view corridors;
- Vehicle access
- Outdoor living space for residential activities
- Street scene including landscaping
- Adequacy for pedestrian and access linkages
- The location, layout, landscaping of, and access to off-street car parks
- Solar orientation and prevailing winds
- Design and construction of buildings locating within the grey shaded or grey hatched areas on Figure 2 to achieve insulation from aircraft noise
- The scale and nature of earthworks and the disposal of excess material;
- Loading and storage areas
- Servicing of water for the development.

**iii iv** Any earthworks (as defined in this plan) except for earthworks approved as part of:

- (a)4. a subdivision that has resource consent; or
- (b)2. any building granted a resource consent pursuant to Rule 12.11.3.2(i); or
- (c)3. any activities which are listed as controlled activities and have been granted resource consent –

shall be restricted discretionary activities with the Council's discretion restricted to:

- (a) The measures proposed to avoid, remedy or mitigate any effects of earthworks on:
  - Land stability and erosion;

- Runoff of water or sediment;
  - Groundwater quality;
  - Dust generation;
  - Any significant stands of indigenous vegetation.
- (b) The measures proposed to mitigate the effects of exposed cut and fill.
- (c) The measures proposed to appropriately integrate the proposed earthworks to avoid, remedy or mitigate effects on any rural landscapes adjoining the Remarkables Park Zone.

Provided that no earthworks shall:

- expose any groundwater aquifer;
  - cause artificial drainage of any groundwater aquifer;
  - cause temporary ponding of any surface water

Refer to the Queenstown Lakes District earthworks guideline to assist in achievement of this rule.

**iv iii** Any activity which is not listed as a **Non-Complying** 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**.

#### 12.11.3.4 Non-Complying Activities

- i Activities listed as **Non-Complying Activities** in Table 1 to this Rule, shall be Non-Complying Activities provided that they are not listed as a **Prohibited Activity**.
- ii Any Activity which is not listed as a **Prohibited Activity** and which does not comply with one or more of the relevant **Zone Standards**, shall be a **Non-Complying Activity**.

## 12.11.3.5 Prohibited Activities

Activities listed as **Prohibited Activities** in Table 1 to this rule shall be Prohibited Activities:

12.11.3.6 Table 1

Activity	Activity Area										
	1	2a	2b	2c	3	4 *	5 *	6 *	7	8 *	
Buildings except Residential Units in Activity Area 1	CON	CON	CON	CON	CON	CON	CON	CON	CON	CON	
Residential Activities		N-C	N-C	N-C			CON			N-C	
Commercial Activities	N-C	DIS	DIS	DIS	CON	DIS		DIS	DIS	N-C	
Commercial Recreational Activities	DIS	CON	CON	CON	CON	CON	CON	CON	CON	CON	
Educational Facilities	N-C	N-C	N-C	N-C	<del>DIS</del> CON	CON	CON	CON	DIS	N-C	
Retirement Villages	DIS	N-C	N-C	N-C	DIS	DIS	DIS	CON	DIS	PRO	
Hospitals	DIS	N-C	N-C	N-C	DIS	DIS	DIS	CON	DIS	N-C	
Health <u>and/or</u> Day Care Facilities	DIS	N-C	N-C	N-C	DIS	<del>DIS</del> CON	DIS	CON	DIS	N-C	
Visitor Accommodation	DIS	N-C	N-C	N-C	CON	CON	CON	CON	CON	N-C	
Premises licensed for the sale of liquor	N-C	N-C	N-C	N-C	CON	DIS	CON	DIS	DIS	DIS	
Factory Farming	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	
Forestry Activities	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	
Mining	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	
Vehicle parking in Activity Areas 4 and 8						<del>DIS</del>				<del>DIS</del>	
Take-off or landing of aircraft other than for emergency landings and rescues or fire-fighting	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	
*Buildings within the <del>blue grey cross-hatched</del> area indicated on Figure 2 – Airport Measures and labelled “NO BUILDINGS AREA”										PRO	
*Residential, Visitor Accommodation and Community Activities within the <del>light grey shaded</del> blue semi hatched area indicated on Figure 2 – Airport Measures and labelled “NO RESIDENTIAL, VISITOR ACCOMMODATION OR COMMUNITY ACTIVITIES AREA”							PRO			PRO	
*Residential Activities, Visitor Accommodation and Community Activities where accommodation for any individual or group exceeds 90 continuous days per annum within the <del>grey hatched</del> <del>dark grey shaded</del> area indicated on Figure 2 – Airport Measures and labelled “SHORT STAY WITH SOUND INSULATION”						PRO	PRO	PRO		PRO	
Panelbeating (including spray painting, motor vehicle <del>panel</del> repair or dismantling, <del>or motorbody building</del> ) fibreglassing, sheet metal work, bottle or scrap <del>bulk</del> storage <del>or processing</del> , motorbody building, fish or meat processing, or any activity requiring an offensive trade licence under the Health Act 1956.	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	
Industrial Activities	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	
Service Activities ( <del>unless ancillary to a permitted, controlled, or discretionary activity</del> )	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	

CON	Controlled Activity	N-C	Non-Complying Activity
DIS	Discretionary Activity	PRO	Prohibited Activity

\* Where this Table gives more than one classification to any Activity Area, the most restrictive classification shall override any other classification.

### 12.11.4 Non-notification of Applications

- Any application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance with ~~Section 93~~ Section 95 A – F of the Act, unless the Council considers special circumstances exist in relation to any such application:
  - All applications for **Controlled** Activities.
  - All applications for restricted discretionary activities under rule 12.11.3.3 (ii).
- Any application for a resource consent for restricted discretionary activity under rule 12.11.3.3 ~~(ii)~~ iii need not be notified provided the written approval of affected persons is obtained and no special circumstances exist in relation to any such application.

### 12.11.5 Standards

#### 12.11.5.1 Site Standards

##### i Staging of Open Space and Reserves

As development proceeds generally through the Activity Areas, it shall be a requirement that a mix of open spaces, reserves, community facilities, and/or recreational facilities shall be developed at the same proportionate pace. This shall be encouraged by the Council giving close attention to the type of reserve contributions ordered to be made as conditions on subdivision consents, in

particular the use of conditions requiring works to be carried out on public areas and facilities in lieu of land or cash contributions.

##### ii Residential Units in Activity Area 1

Residential units in Activity Area 1 shall comply with the site standards listed in Rule 7.5.5.1 for residential units in the Low Density Residential Zone. In respect of residential units in Activity Area 1, those site standards prevail over any other provisions in the Remarkables Park Zone.

##### ~~iii~~ Lift Towers – Visitor Accommodation

~~No lift tower within a visitor accommodation development situated in Activity Areas 3, 4, 5, 6, and 7 shall exceed the maximum height for buildings this zone.~~

##### ~~iv-iii~~ Building Height

The specified building height within each activity area shall be as follows:

- Activity Areas 3 and 7 15m
- Activity Areas 4, 5 and 6 12m
- ~~Activity Area 8 9m~~

See Definitions for Ground Level and Buildings for Remarkables Park. Building height shall be measured with respect to discrete building components.

For any building above the specified height, an application for resource consent must be accompanied by a statement from a the Remarkables Park Design Review Board (see *Implementation Methods* of Objective 4), evaluating the application. The Design Review Board shall be established by the Council and shall consist of a panel of four, agreed to by Council and the developer, 2 members to be provided by the Council and 2 members to be provided by the developer. This panel may include the following independent persons: architect/urban designer; resource management planner; landscape

architect. The reasonable costs of the Design Review Board shall be met by the applicant.

### 12.11.5.2 Zone Standards

#### i Structure Plan

All activities and developments must be carried out in conformity with the Structure Plan Figure 1 to this Rule subject to any modifications made to it as allowed by (v) below.

#### ii Building Height

The maximum building height within each Activity Area shall be as follows:

Activity Area	Maximum height
Activity Area 1	7m
Activity Area 2a(less than 20 metres from the Activity 2a Activity Area boundary), 2b and 2c	7m
Activity Area 2a greater than 20 metres from the Activity Area 2a boundary	10m
Activity Area 3	21m
Activity Areas 4, 5 and 6 (except within that area marked "A" on attached Figure 3 except as provided in clause (i) below).	18m
Activity Areas 4, 5 and 6 in the area marked "A" on Figure 3	12m
Activity Area 7 south of the 345m contour line	21m
Activity Area 7 north of the 345m contour line	18m
Activity Area 8	7m <del>18</del>

#### Provided that:

- (i) No part of any building greater than the specified building height as set out in 12.11.5.1(v) shall protrude through either a height of RL353m under the surface of a 1:20 upslope fan with a ~~10%~~ 5% divergence angle originating from the 14/32 southern runway threshold or a transitional side surface plane of ~~4:5~~, 1:7 all as shown on Remarkables Park Zone – Figure 3 Height Restrictions Plan.
- (ii) No part of any building in Activity Area 3, 4 or 5 shall protrude through a recession line inclined towards the site at an angle of 25 degrees and commencing at 2.5 metres above ground level at any given point on the site boundary of a residential property within Activity Area 1 unless and to the extent that the written approval of the owner of that property has been obtained.
- (iii) Subject to proviso (i) above, this rule shall not limit any lift tower in Activity Areas 3, 4, 5, 6 and 7 which exceeds the maximum height allowed by this rule by no more than three metres.

#### iii Noise

- (a) In all Activity Areas non-residential activities shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site:

- Day-time	0700-2200 hours	55dBA L <sub>10</sub>
- Night-time	2200-0700 hours	45dBA L <sub>10</sub> and 70dBA L <sub>max</sub>

#### Except:

In Activity Areas ~~2a~~ 3, 4, 5, 6, and 7 ~~and 8~~, non-residential activities may be conducted within the following noise limits so long as they are not exceeded at any point within the boundary of any other site within Activity Areas ~~2a~~ 3, 4, 5, 6, and 7 ~~and 8~~:

- Day-time	0700-2200 hours	60dBA L <sub>10</sub>
------------	-----------------	-----------------------

- Night time 2200-0700 hours 50dBA L<sub>10</sub> and 70dBA L<sub>max</sub>

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

- (b) Activities conducted in adjoining zones shall not exceed Remarkables Park Zone noise limits at any point within the boundary of any site within the Remarkables Park Zone.
- (c) Construction noise shall comply with and be measured and assessed in accordance with the relevant New Zealand Standard.
- (d) Noise from aircraft operations at Queenstown Airport is exempt from the above standards.

**iv Airport Measures - Queenstown Airport**

(a) On any site located within the ~~grey hatched~~ light grey shaded area or the grey dark grey shaded area on Figure 2 – “Airport Measures”, any building or part of a building, or any alteration or addition to a building or part of a building, to be used for residential activities, visitor accommodation or community activities shall be acoustically insulated from aircraft noise so as to achieve an indoor design sound level of 40 dBA L<sub>dn</sub>, except for non-critical listening environments where no special sound insulation is required.

(b) This control shall be met in either of the following two ways:

**EITHER:**

(i) By providing a certificate from a recognised acoustic engineer stating that the proposed construction will achieve the internal design noise level.

**OR:**

(ii) The building shall be constructed and finished in accordance with the provisions of Table 2 appended to this rule.

**Table 2 – Acoustic Insulation of Buildings Containing Noise Sensitive Uses (except non-critical listening areas)**

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

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

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

**v Modifications to Structure Plan Activity Areas**

(a) The internal boundaries of Activity Areas 1, 2a, 2b, and 2c, as shown on the Structure Plan, Figure 1 to this Rule, may be modified by a maximum of 2.5% of the land area of the Activity Area concerned. The internal boundaries of Activity Areas 3, 4, 5, 6, and 7 as shown on the Structure Plan, Figure 1 to this Rule,

may be modified by a maximum of 7.5% of the land area of the Activity Area concerned.

- (b) Any person modifying the boundaries of an Activity Area shall inform the Council of the extent of that modification when applying for a resource consent or within ten working days of commencing the permitted activity to which the modification relates.

#### vi Nature and Scale of Non-Residential Activities

Except for commercial recreational activities and daytime health care facilities in Activity Area 4; hospitals and health and day care facilities in Area 6; educational facilities and retirement villages in Areas 4 and 6; and commercial recreation activities in Activity Area 8. ~~within~~ Within Activity Areas 1, 2a, 2b, 2c, 4, 6, 7 and 8, the nature and scale of non-residential activities shall meet the following:

- At least one person engaged in the activity must reside on the site.
- No more than three full-time equivalent persons who permanently reside elsewhere than on the site shall be employed in undertaking a non-residential activity on the site.
- No more than 60m<sup>2</sup> of the gross floor area of the buildings on a site shall be used for activities, other than residential activities.
- No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight.
- All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

#### vii Hours of Operation

Except for commercial recreational activities and daytime health care facilities in Activity Area 4; hospitals and health and day care facilities in Area 6; educational facilities and retirement villages in Areas 4 and 6; and commercial recreation activities in Activity Area 8, ~~w~~ Within Activity Areas 1, 2a, 2b, 2c, 4, 6, 7 and 8, hours of operation shall comply with the following:

- Maximum total number of hours in any one week the site shall be open to visitors, clients or deliveries shall be 70 hours.
- Hours of operation shall be limited to between the hours:

0730 – 1930

except that where:

- the entire activity is located within a building and occupies not more than 40m<sup>2</sup> of floor space, and
- each person engaged in the activity outside the above hours resides permanently on the site, and
- there are no visitors, clients or deliveries to or from the site outside the above hours, and
- all other relevant zone standards are met

the activity may be carried on outside the above hours.

#### viii Glare

In Activity Areas other than 5:

- All fixed exterior lighting shall be directed away from adjacent sites and roads; and
- No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site, provided that this rule shall not apply where it

can be demonstrated that the design of adjacent buildings adequately mitigates such effects.

**ix Atmospheric Emissions**

There shall be no open solid fuel fires.

**x Keeping of Animals**

Other than domestic pets in Activity Area 8, ~~No~~ animals shall stay overnight on a site, except for a maximum of 4 animals in the care of a registered veterinarian for medical or surgical purposes. There shall be no breeding, rearing or keeping of pigs or commercial livestock.

**xi Heavy Vehicle Storage**

No more than one heavy vehicle shall be stored or parked overnight on a site, except that heavy passenger transport vehicles may be parked overnight in Activity Areas 3, 4, 5, 6, 7, and 8.

**xii Residential Activities in Activity Area 5**

No residential activities shall be situated at ground floor level in those parts of any building having frontage to any area used predominantly for commercial activities.

**xiii Residential Units in Activity Area 1**

Residential units in Activity Area 1 shall comply with the zone standards listed in Rule 7.5.5.2 for residential units in the Low Density Residential Zone.

### 12.11.6 Resource Consents – Assessment Matters

The resource consent Assessment Matters which apply to the consideration of resource consents in the Remarkables Park Zone are specified in this Rule.

**i** For all Controlled Activities in the Remarkables Park Zone, the assessment matters shall only apply in respect of conditions that may be imposed on consent except those in (o) below.

**ii** For buildings that are restricted discretionary activities under rule 12.11.3.3(iii), the Council shall have regard to the assessment matters in (a) – (o) below.

**iii** For all discretionary activities in the Remarkables Park Zone, in considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

**a Site Layout, Size, Orientation and Density of Development**

- The proposed site layout connects into the neighbourhood through:
  - adequate pedestrian and vehicle access;
  - the visual links to views or features of significance;
- The site layout takes into account on-site features, topography, views, vegetation, structures, drainage, services, access, orientation and microclimate considerations.
- The site layout efficiently distributes utilities to and on the site, taking into account any future site development.
- Sites have the appropriate area and dimensions to enable the siting and construction of buildings and vehicle access and parking.
- Height of development in Activity Area 7 between ~~42~~ 15 and 15 ~~48~~ metres in height north of the 345 metre contour line as shown in Figure 1.

**b Private Open Space**

- Private open space for residential units is clearly defined for private use.
  - Private open space areas are of dimensions to suit the requirements having regard to building design, the likely dwelling occupancy, and the accommodation of some outdoor recreational and service needs.

- Part of the private open space is capable of serving as an extension of the function of the dwelling for relaxation, dining, entertainment and recreation and of being accessed from a main living area off the dwelling.
- Notwithstanding the above, dwelling units not having main living areas at ground level may satisfy this requirement by providing a balcony having a minimum area of 2.5m<sup>2</sup> ~~or by student accommodation providing communal outdoor space.~~

### c Streetscape

- That the streetscape is considered as an entity that relates appropriately to criteria concerning lot size, layout, and orientation, transport networks, street design, and vehicle parking.
- That the streetscape is to reflect the functions and characteristics of the street type in the network.
- That the streetscape incorporates a landscape approach which:
  - Satisfies maintenance and safety requirements, reinforces desired traffic speed and behaviour, and considers lines of sight for pedestrians, cyclists and vehicles.
  - Designs a theme for new streets, or complements existing streetscapes and integrates with new development.
  - Incorporates attractive and coordinated street furniture and facilities to meet user needs.
  - Accommodates utility services and minimises their visual impact.
  - Maximises the use of trees and plants as landscape features for neighbourhood identity.
- That a minimum setback of approximately 1.5m is provided from the road boundary to the foundation line of buildings. Garages and carports may have no set back from the carriageway edge.

- That the area of land covered by berms where they are in excess of 1.5m from the carriageway edge qualifies for consideration as reserve contribution upon subdivision consents being granted.
- That accessory buildings other than garages or carports are sited to the rear of the dwelling.

### d Building Design and Appearance

- That the architectural style and building forms ~~shall be evocative of a mountain region, building forms shall be~~ are sympathetic complementary to the mountain alpine setting and local context.
- That the relationships between building forms ~~has have has been considered with a village like quality regard to the purpose of the Activity Area. The character and scale to be achieved.~~
- ~~That clusters and groups of buildings are designed to fit the form and contour of the land.~~
- That orientation of buildings ~~optimises~~ has regard to views, and sun exposure and orientation to open space.
- ~~That buildings are an integral part of the landscape.~~
- Building facades shall help define and give character to open spaces, squares, streets, paths and parks.
- That building materials are appropriate to the local context including the purpose of the Activity Area. And have an appropriate alpine character which has local application.
- Roof colours and materials are such as to not result in an obtrusive impact when viewed from above.
- That sloping roofs are ~~strongly~~ encouraged where appropriate for variety and visual character, taking into account the purpose of the Activity Area, and to enhance snow removal. ~~And for their visual character.~~

**e Transport Networks**

- That the design features of each type of residential street convey its primary functions and encourage appropriate driver behaviour.
- That connection between residential streets incorporate appropriate traffic management treatment to slow and control traffic.

**f Pedestrian and Cycle Accessways**

- That any network of pedestrian and cycle ways shall be consistent with a high level of amenity and accessibility.
- That the street network is designed to accommodate pedestrian use of street pavement in access places and local streets where appropriate, demarcated by alternative paving materials.
- That the design of footpaths or shared paths shall facilitate ease of use by the disabled, aged and very young.

**g Open Space**

- That the location and extent of open space and reserves shall be decided with regard to the relationship of the community to other reserves and open spaces, existing and proposed.

**h Conservation and Site Development Works**

- Subject to the next criterion, that trees are retained in order to achieve the intended environmental outcomes for that part of the zone.
- The replacement of wilding or plantation trees with species better suited to enhancing the landscape.
- That earthworks, excavation and the removal of topsoil be kept to the minimum necessary to provide for the activities for which the land is to be used.

- That landforms which contribute significantly to the amenity values or character of the locality are to be disturbed as little as possible, and so far as practicable to be used as the basis for subdivisional design, site development, and building design.
- That the character of the landscape features is enhanced.

**i River Access Area**

- Whether the layout of buildings and activities will enhance the environment or amenity values or the conduct of adjoining activities.
- The extent to which structures complement and enhance public places such as pathways and access to the river.
- The extent to which the design and appearance of structures is compatible with the river environment.
- The extent to which the bulk and scale of structures will be softened and enhanced by appropriate landscaping.
- Whether the activity will avoid, remedy or mitigate potential effects on the amenity values of adjoining areas.

**j Integration of Non-residential and Residential Activities**

- The extent to which activities and buildings to accommodate them are in harmony with the intended environmental outcomes for the Zone, and in ~~Activity Area 1 non-residential areas~~ activities are designed to ensure residential scale and appearance for that locality.
- The bulk, form, and external appearance (including quality and colour of finish) of buildings or other structures should be consistent with the intended environmental outcomes for the Zone and in residential areas should be in harmony with the intended character of the area.

**k Staging of Open Space, Reserves, and Community Facilities – Remarkables Park Zone**

Conditions may be imposed to ensure that the above facilities, are provided at or about the same time as other development being undertaken in the Activity Area as identified in the Structure Plan.

#### **I Licensed Premises**

In considering any application for the sale of liquor between the hours of 11pm and 7am, the Council shall, in deciding whether or not to grant consent or impose conditions, have regard to the following specific assessment matters:

- The character, scale and intensity of the proposed use and its compatibility in relation to surrounding and/or adjoining residential neighbourhoods.
- The effect on the existing and foreseeable future amenities of the neighbourhood, particularly in relation to noise and traffic generation.
- The topography of the site and neighbouring areas.
- The nature of existing and permitted future uses on nearby sites.
- The adequacy of car-parking for the site.
- The adequacy of screening and buffer areas between the site and other uses.
- The previous history, where applicable, of the site, and the relative impact of adverse effects caused by activities associated with sale of liquor.

#### **m Buildings or parts of buildings located within the light and dark grey shaded areas on Figure 2 – “Airport Measures”**

Conditions may be imposed to ensure the design and construction of buildings or parts of buildings or of alterations or additions to any building to be used for residential activities, visitor accommodation or community activities is such as to ensure the indoor design sound level specified in zone standard 12.11.5.2(iv) is met.

#### **n Building Height - Lift Towers - Site Standard**

- The extent to which protrusion through the height plane is necessary to enable more efficient and/or appropriate use of the site within the height plane.
  - Whether alternative lift technology is available and/or appropriate which would enable efficient use of the site.
  - Any adverse effects of the height, bulk or location of the lift tower in terms of visual dominance of the outlook from adjoining or nearby sites and buildings.
  - Any adverse effects of the height, bulk or location of the lift tower in terms of loss of access to daylight on adjoining sites.
  - Any adverse effects of the location of the lift tower in terms of noise on adjoining sites.
  - ~~Any increased adverse effects of the visitor accommodation development on the residential character of the neighbourhood due to the height, bulk or location of the lift tower. Whether any earthworks have been carried out on the site prior to the date of notification (10 October 1995) that have lowered the level of the site.~~
  - Whether there are rules requiring the site to be built up.
- o Height – Restricted Discretionary Buildings Rule 12.11.3.3 (ii)**
- That buildings have been considered as part of the surrounding urban environment in terms of how they reflect their location within the neighbourhood and the nature of the open spaces which they may face.
  - That variations of building height are used to contribute to the legibility, visual interest and character of the neighbourhood.
  - That variation of building height is used in combination with other design considerations such as streets and other open space layout, site configuration, building form, façade articulation and

roof form design to contribute to the urban structure and visual character of the neighbourhood.

- The external appearance of buildings on prominent sites has taken into account their importance in framing vistas or views.
- The roof form provides an appropriate termination to the building that positively contributes to the variety and visual character of the neighbourhood.
- That building facades create a varied and positive interface with the public realm and other buildings having regard to the use of:
  - Building materials and colours;
  - Glazing treatment;
  - Balconies;
  - Fenestrations;
  - Roof form variations.

#### **i p Earthworks – Controlled and Restricted Discretionary activity**

##### **1. Environmental Protection Measures**

- (a) Whether a comprehensive site management plan has been provided showing sediment/erosion and dust control techniques that are adequate to ensure that sediment and dust remains on-site.
- (b) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.
- (c) The duration the earthworks will be exposed.
- (d) Where earthworks are proposed on a site with a gradient >18.5 degrees (1 in 3), whether a geotechnical report has been supplied by a suitably qualified engineer to assess the stability of the earthworks.
- (e) Whether appropriate measures to control dust emissions are proposed.

- (f) Whether any groundwater is likely to be affected and any mitigation measures are proposed to deal with any effects.
- (g) The effects of the earthworks proposed for the development, the methods proposed for the disposal of excess soil or vegetation, and the need for any conditions to avoid or mitigate any adverse effects, including effects at the disposal site.

##### **2. Effects on landscape and visual amenity values:**

- (a) Whether the scale and location of any cut and fill will adversely affect the visual quality and amenity value of the landscape and urban environment.
- (b) The proposed rehabilitation of the site.
- (c) The potential for effects on the natural form of existing landscapes with particular regard to areas of interface with the rural landscape or topographical features.

##### **3. Effects on adjacent sites:**

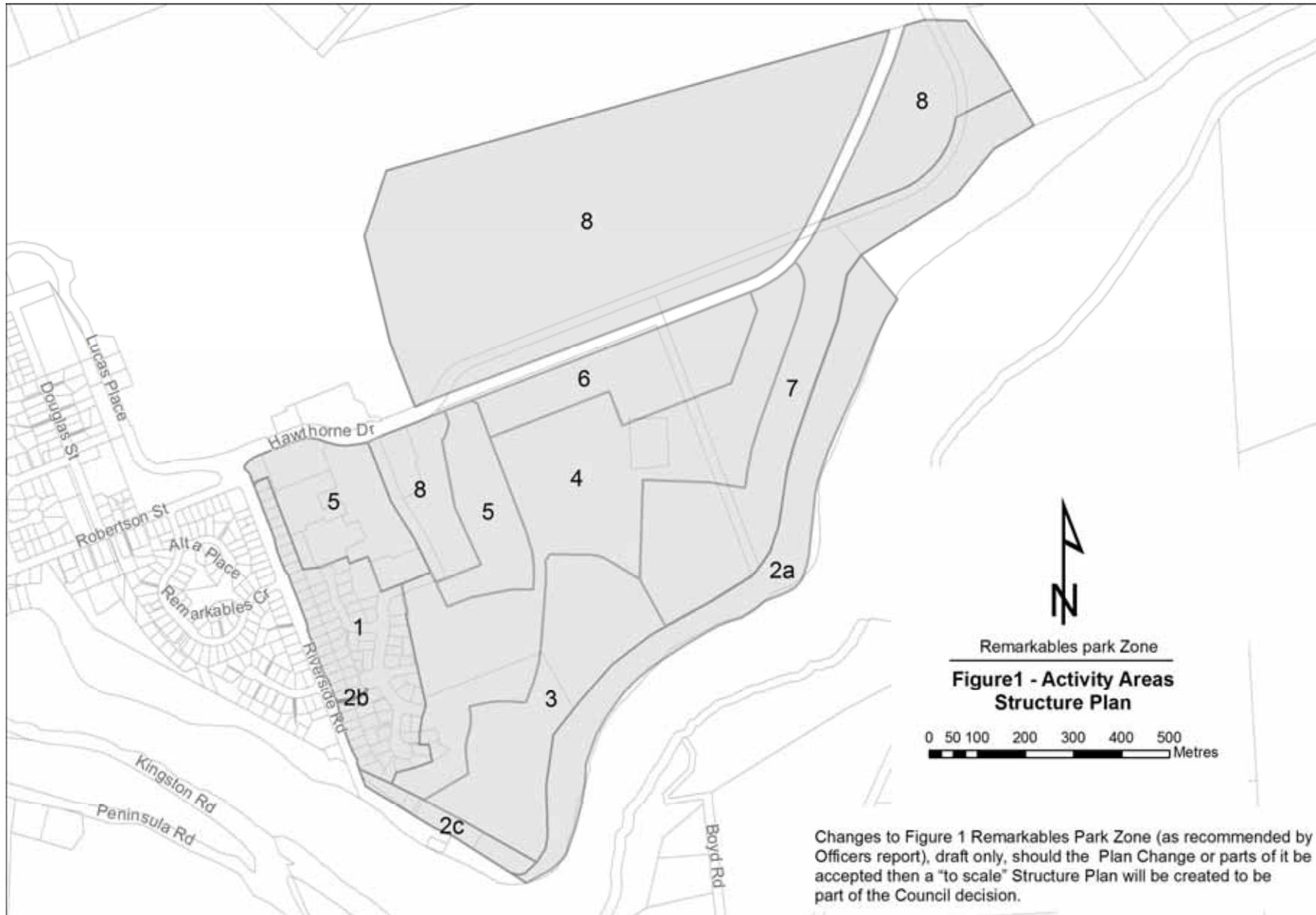
- (a) Whether the earthworks will adversely affect the stability of neighbouring sites.
- (b) Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.
- (c) Whether cut, fill and retaining are done in accordance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

##### **4. General amenity values:**

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

**5. Impacts on sites of cultural heritage value:**

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



Changes to Figure 1 Remarkables Park Zone (as recommended by Officers report), draft only, should the Plan Change or parts of it be accepted then a "to scale" Structure Plan will be created to be part of the Council decision.

**APPENDIX B**

**SUMMARY OF THE DECISIONS REQUESTED, INCLUDING THE FURTHER  
SUBMISSIONS**



SUMMARY OF DECISIONS REQUESTED FOR PLAN CHANGE 34

Further submissions due 14/07/2011

*Name* Air New Zealand

<i>Position</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
Partly Support	Whole Plan Change	That the decision takes account of the points raised in submission (promotion of sustainable management, provides for reverse sensitivity effects arising from ASANs in close proximity to the airport, prohibits new ASANs from establishing within the Outer Control Boundary, enable efficient use and development of the Airport and surrounding area, meet the reasonable needs of future generations).	34/1/1
		<i>Further Submissions - Ministry of Education</i>	<i>Oppose</i>
		District plan provisions should recognise and provide for the community importance and operating requirements of schools so as to achieve a balanced resource management outcome.	34/1/1
		The urban zones within the RPZ are settled and operative. PC34 seeks only to make certain changes to the location of some of the zones and seeks to modify some of the district plan rules with respect to them. To seek to residential, visitor accommodation, and community activities by the generic term ASANs and to make them prohibited activities within the OCB is beyond the scope of the plan change.	
		It would be wrong to impose restrictions or prohibitions within established and operative Urban zones such as the RPZ to relieve the Airport Corporation or aircraft operators of their duty to avoid, remedy or mitigate adverse effects of future expansion of airport activities.	
		The relief sought is inconsistent with the purpose of the Act, would not assist the Council under section 31, and will not be the most effective and efficient means of implementing the relevant objectives and policies of the District Plan.	
		<i>Queenstown Airport Corporation Limited</i>	<i>Support</i>
		Supports submission in so far as it seeks to ensure that PC34 appropriately recognises current and future airport activities, particularly in relation to noise and other reverse sensitivity effects.	34/1/1
		QAC supports ANZL's submission for the reasons stated by ANZL in its submission.	
		QAC considers that the relief sought by ANZL is necessary and appropriate to ensure that the future growth of the airport as nationally significant infrastructure is not compromised by issues of reverse sensitivity.	
Partly Support	Whole Plan Change	The Plan Change is updated to reflect the terminology modifications made through Plan Change 35, ie the references to "residential, visitor accommodation, or community activities" are replaced with "ASANs".	34/1/2
		<i>Further Submissions - Ministry of Education</i>	<i>Oppose</i>
		District plan provisions should recognise and provide for the community importance and operating requirements of schools so as to achieve a balanced resource management outcome.	34/1/2
		The urban zones within the RPZ are settled and operative. PC34 seeks only to make certain changes to the location of some of the zones and seeks to modify some of the district plan rules with respect to them. To seek to residential, visitor accommodation, and community activities by the generic term ASANs and to make them prohibited activities within the OCB is beyond the scope of the plan change.	
		It would be wrong to impose restrictions or prohibitions within established and operative Urban zones such as the RPZ to relieve the Airport Corporation or aircraft operators of their duty to avoid, remedy or mitigate adverse effects of future expansion of airport activities.	
		The relief sought is inconsistent with the purpose of the Act, would not assist the Council under section 31, and will not be the most effective and efficient means of implementing the relevant objectives and policies of the District Plan.	

Partly Support      Whole Plan Change      The prohibited activity status of activities within the OCB being extended to include all ASANs.      34/1/3

**Further Submissions - Ministry of Education**

*Oppose*

34/1/3

District plan provisions should recognise and provide for the community importance and operating requirements of schools so as to achieve a balanced resource management outcome.

The urban zones within the RPZ are settled and operative. PC34 seeks only to make certain changes to the location of some of the zones and seeks to modify some of the district plan rules with respect to them. To seek to residential, visitor accommodation, and community activities by the generic term ASANs and to make them prohibited activities within the OCB is beyond the scope of the plan change.

It would be wrong to impose restrictions or prohibitions within established and operative Urban zones such as the RPZ to relieve the Airport Corporation or aircraft operators of their duty to avoid, remedy or mitigate adverse effects of future expansion of airport activities.

The relief sought is inconsistent with the purpose of the Act, would not assist the Council under section 31, and will not be the most effective and efficient means of implementing the relevant objectives and policies of the District Plan.

Partly Support      Whole Plan Change      The area in which ASANs are prohibited being extended to reflect the air noise boundary adjustments made through Plan Change 35.      34/1/4

Partly Support      Whole Plan Change      That the Council make any further or consequential amendments necessary to give effect to this submission.      34/1/5

**Name**      *Aldridge, Jeff*

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Support	Rezoning AMU land to provide consistency of zoning and addressing inconsistency between objectives, policies and activities.	Support the Plan Change.	34/2/1

**Name**      *Burgess, Samuel*

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Support	Whole Plan Change	Support Whole Plan Change	34/3/1

**Name**      *Burnett, Caroline*

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Oppose	Whole Plan Change	Disagree in principle in the change as the objectives and specific details of what is proposed seem unclear. Object to large big box retail facilities.	34/4/1

**Further Submissions - Shotover Park Limited**

*Oppose*

34/4/1

PC34 provides a clear objective and policy framework and is consistent with the operative Remarkables Park Zone.

**Name**      *Cummings, Pat*

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Support	Whole Plan Change	Support whole plan change.	34/5/1

**Name**      *Egerton, Dan*

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Support	Whole Plan Change	To approve the plan change in its entirety.	34/6/1

**Name** Forbes, Alexa

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Support	Whole Plan Change	Support the provisions and allow Private Plan Change 34.	34/7/1

**Name** Frankton Community Association

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Support	Whole Plan Change	Support the Plan Change.	34/8/1
Support	Whole Plan Change	The road connection between Remarkables Park and Glenda Drive area needs to be hurried up and implemented.	34/8/2

**Name** Hanan, Ralph

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Support	Activity Area 2a	For consistency and future recreation use it is essential that the 2.7ha be intergrated with RPZ along the river.	34/9/1
Support	Whole Plan Change	Unreasonable for the Council to require RPL to provide an Urban Design Report.	34/9/2

**Name** Hazledine, Sam

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Support	Whole Plan Change	Support Plan Change	34/10/1

**Name** Irvine, Aaron

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Support	Whole Plan Change	Support the Plan Change and supports any expansion to keep retail confined to this area.	34/11/1

**Name** Kirk, Steven

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Support	Whole Plan Change	Support Plan Change.	34/12/1

**Name** Ministry of Education

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Support	Whole Plan Change	Approve Plan Change 34.	34/13/1
Support	Whole Plan Change	Such other consequential relief that will give effect to the matters expressed in this submission.	34/13/2

**Name** Otago Regional Council

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Oppose	Whole Plan Change	That any provision for increase in intensity recognise the relative risk of liquefaction, and that this risk be appropriately investigated and provided for during development of the Remarkables Park Special Zone.	34/14/1

**Further Submissions - Young, Penelope**

**Support**

**34/14/1**

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Oppose	Building Height	Oppose the increase of building height to 18 metres promoted by the Plan Change, this needs to be discussed fully.	34/15/1
	<b>Further Submissions - Shotover Park Limited</b>	<i>Oppose</i>	34/15/1
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park zone.		
	<i>Young, Penelope</i>	<i>Support</i>	34/15/1
Oppose	Policy amendments	Do not change the policy regarding activities - panel beating, should not be changed in order to protect the residents as the existing district plan provisions do.	34/15/2
	<b>Further Submissions - Shotover Park Limited</b>	<i>Oppose</i>	34/15/2
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park zone.		
	<i>Young, Penelope</i>	<i>Support</i>	34/15/2
Oppose	Hours of Activities	Need to protect the residents, with student accommodation may come bars etc, in what is a family and elderly area. This will increase traffic. Questions where the non commercial buffer zones for the current housing are.	34/15/3
	<b>Further Submissions - Shotover Park Limited</b>	<i>Oppose</i>	34/15/3
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park zone.		
	<i>Young, Penelope</i>	<i>Support</i>	34/15/3
Oppose	Whole Plan Change	As each commercial unit is developed noise [limits] need to be taken into account in terms of the activity areas.	34/15/4
	<b>Further Submissions - Shotover Park Limited</b>	<i>Oppose</i>	34/15/4
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park zone.		
	<i>Young, Penelope</i>	<i>Support</i>	34/15/4
Oppose	Whole Plan Change	The Council needs to act for the residents who live in the area and limit the expansions [proposed by the Plan Change] the history of the area needs to be readdressed so the residents are informed in a more user friendly way as the changes proposed and the huge number of changes are overwhelming for most people.	34/15/5
	<b>Further Submissions - Shotover Park Limited</b>	<i>Oppose</i>	34/15/5
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park zone.		
	<i>Young, Penelope</i>	<i>Support</i>	34/15/5

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Partly Support	Figure 2 - Airport Measures	Seek that Figure 2 - Airport Measures be amended so the contours promoted through Plan Change 35 decision apply and the grey hatched and grey shaded areas on Figure 2 - Airport Measures are amended accordingly. Seek that health and/or day care facilities remain a discretionary activity in Activity Area 4, or in the alternative that the Plan Change is rejected.	34/16/1
Oppose	Activity Area 8	Submits that any changes to Activity Area 8 are rejected or that the Plan Change is rejected.	34/16/2
	<b>Further Submissions - Queenstown Gateway Limited</b>	<i>Support</i>	34/16/2
	<i>Shotover Park Limited</i>	<i>Oppose</i>	34/16/2
	There is no resource management basis for opposing "any changes" to Activity Area 8. The height limits proposed are consistent with the height of buildings within the airport designation. The issues raised do not recognise the activity mix already enabled under the operative remarkables Park zone.		
	<i>Young, Penelope</i>	<i>Support</i>	34/16/2
Oppose	Rezoning Airport Mixed Use Zone	Seeks that Lots 1 and 33 be excluded from the Plan Change or that the Plan Change is rejected.	34/16/3
	<b>Further Submissions - Queenstown Central Limited</b>	<i>Support</i>	34/16/3
	<i>Shotover Park Limited</i>	<i>Oppose</i>	34/16/3
	There is no resource management basis for opposing "any changes" to Activity Area 8. The height limits proposed are consistent with the height of buildings within the airport designation. The issues raised do not recognise the activity mix already enabled under the operative remarkables Park zone.		
	<i>Young, Penelope</i>	<i>Support</i>	34/16/3
Oppose	Airport Related Controls	QAC requests that the Plan Change is rejected on the grounds that Plan Change seeks to amend height provisions in Zone Standard 12.11.5.2(ii),	34/16/4
	<b>Further Submissions - Shotover Park Limited</b>	<i>Oppose</i>	34/16/4
	There is no resource management basis for opposing "any changes" to Activity Area 8. The height limits proposed are consistent with the height of buildings within the airport designation. The issues raised do not recognise the activity mix already enabled under the operative remarkables Park zone.		
	<i>Young, Penelope</i>	<i>Support</i>	34/16/4
Oppose	Consultation	QAC is an immediate neighbour and was not adequately consulted on the Plan Change. QAC requests the Plan Change is placed on hold to allow adequate consultation to take place and or further information be obtained, in the alternative that the entire Plan Change be rejected.	34/16/5
	<b>Further Submissions - Shotover Park Limited</b>	<i>Oppose</i>	34/16/5
	There is no resource management basis for opposing "any changes" to Activity Area 8. The height limits proposed are consistent with the height of buildings within the airport designation. The issues raised do not recognise the activity mix already enabled under the operative remarkables Park zone.		
	<i>Young, Penelope</i>	<i>Support</i>	34/16/5
Oppose	Whole Plan Change	The Plan Change does not accord with Part 2 of the Act and QAC seeks that the entire Plan Change be rejected and/or any consequential relief as a result of meeting the submission points.	34/16/6
	<b>Further Submissions - Queenstown Central Limited</b>	<i>Support</i>	34/16/6
	<i>Queenstown Gateway Limited</i>	<i>Support</i>	34/16/6
	<i>Shotover Park Limited</i>	<i>Oppose</i>	34/16/6
	There is no resource management basis for opposing "any changes" to Activity Area 8. The height limits proposed are consistent with the height of buildings within the airport designation. The issues raised do not recognise the activity mix already enabled under the operative remarkables Park zone.		
	<i>Young, Penelope</i>	<i>Support</i>	34/16/6

**Name** *Queenstown Central Limited*

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Oppose	Whole Plan Change	QCL acknowledges the importance of the Queenstown Airport and opposes the expansion of the Remarkables Park Zone into land that has been identified for expansion of the airport and is the subject of motion pursuant to section 149T(2) on a Notice of Requirement to alter the existing aerodrome purposes designation in the District Plan.	34/17/1
		<b>Further Submissions - Queenstown Airport Corporation Limited</b> <i>Support</i>	34/17/1
		QCLs submission acknowledges the importance of Queenstown Airport, and that the Queenstown Airport is nationally significant. The EPA has determined the Lot 6 to be a proposal of national significance.	
		QCL opposes the expansion of the RPZ onto land that has been identified for the expansion of the airport (i.e through the Lot 6 NOR) and queries the justification for such expansion. QCL consider such expansion is contrary to the purpose and principles of the RMA, and sound resource management practice.	
		<i>Shotover Park Limited</i> <i>Oppose</i>	34/17/1
		It is misconceived. PC34 does not propose to expand the RPZ. The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park Zone.	
		<i>Young, Penelope</i> <i>Support</i>	34/17/1
Oppose	Whole Plan Change	QCL submits that the Plan Change as notified will have impacts on the State Highway network that are unjustified, unnecessary and contrary to the purpose and principles of the Resource Management Act 1991.	34/17/2
		<b>Further Submissions - Shotover Park Limited</b> <i>Oppose</i>	34/17/2
		It is misconceived. PC34 does not propose to expand the RPZ. The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park Zone.	
		<i>Young, Penelope</i> <i>Support</i>	34/17/2

**Name** *Queenstown Gateway Limited*

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Oppose	Whole Plan Change	QGL acknowledges the importance of the Queenstown Airport and opposes the expansion of the Remarkables Park Zone into land that has been identified for expansion of the airport and is the subject of motion pursuant to section 149T(2) on a Notice of Requirement to alter the existing aerodrome purposes designation in the District Plan.	34/18/1
		<b>Further Submissions - Queenstown Airport Corporation Limited</b> <i>Support</i>	34/18/1
		QGLs submission acknowledges the importance of Queenstown Airport, and that the Queenstown Airport is nationally significant. The EPA has determined the Lot 6 to be a proposal of national significance.	
		QGL opposes the expansion of the RPZ onto land that has been identified for the expansion of the airport (i.e through the Lot 6 NOR) and queries the justification for such expansion. QGL consider such expansion is contrary to the purpose and principles of the RMA.	
		<i>Shotover Park Limited</i> <i>Oppose</i>	34/18/1
		It is misconceived. PC34 does not propose to expand the RPZ. The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park Zone.	
		<i>Young, Penelope</i> <i>Support</i>	34/18/1
Oppose	Whole Plan Change	QGL submits that the Plan Change as notified will have impacts on the State Highway network that are unjustified, unnecessary and contrary to the purpose of and principles of the Resource Management Act 1991.	34/18/2
		<b>Further Submissions - Shotover Park Limited</b> <i>Oppose</i>	34/18/2
		It is misconceived. PC34 does not propose to expand the RPZ. The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park Zone.	
		<i>Young, Penelope</i> <i>Support</i>	34/18/2

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Oppose	Whole Plan Change	The Plan Change be declined unless adequate and appropriate provisions are made to deal with strategic District wide issues.	34/19/1
	<b>Further Submissions - Shotover Park Limited</b>	<i>Oppose</i>	34/19/1
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park Zone.		
	<i>Young, Penelope</i>	<i>Support</i>	34/19/1
Oppose	Whole Plan Change	That the applicant makes an informed assessment of the likely demand on the water network by developing a water model in conjunction with the Council's water modelling consultant Tonkin & Taylor.	34/19/2
	<b>Further Submissions - Shotover Park Limited</b>	<i>Oppose</i>	34/19/2
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park Zone.		
	<i>Young, Penelope</i>	<i>Support</i>	34/19/2
Oppose	Whole Plan Change	Require more detailed analysis of the effects of the development on the Kawarau River.	34/19/3
	<b>Further Submissions - Shotover Park Limited</b>	<i>Oppose</i>	34/19/3
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park Zone.		
	<i>Young, Penelope</i>	<i>Support</i>	34/19/3
	Old tip site and contaminated land in this area.		
Oppose	Whole Plan Change	Require the applicant to provide a detailed structure plan to show how the development can proceed accordingly to good urban design principals; and Change the Remarkables Park Special Zone to require that an Outline Development Plan process (or similar) is required as at least Restricted Discretionary Activity before any further development is undertaken.	34/19/4
	<b>Further Submissions - Shotover Park Limited</b>	<i>Oppose</i>	34/19/4
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park Zone.		
	<i>Young, Penelope</i>	<i>Support</i>	34/19/4
Oppose	Whole Plan Change	Remove instances where the term "town centre" is used.	34/19/5
	<b>Further Submissions - Shotover Park Limited</b>	<i>Oppose</i>	34/19/5
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park Zone.		
	<i>Young, Penelope</i>	<i>Support</i>	34/19/5
Oppose	Changes to Planning Maps	Remove the zoning totally from AA2A so it is consistent with other unformed roads in the District Plan, or leave the underlying zoning as Rural General zoning.	34/19/6
	<b>Further Submissions - Shotover Park Limited</b>	<i>Oppose</i>	34/19/6
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park Zone.		
	<i>Young, Penelope</i>	<i>Support</i>	34/19/6
Oppose	Component 1 of Plan Change	Remove the Remarkables Park Special Zoning or demonstrate that any development can connect (by pedestrians) in a cohesive manner.	34/19/7
	<b>Further Submissions - Queenstown Airport Corporation Limited</b>	<i>Support</i>	34/19/7
	Supports the submission for the reasons stated in the QLDC submission.		
	The proposed rezoning lacks justification and will create a retail area out of context with the remainder of the zone.		
	The land was formerly owned by QAC and is subject to a restrictive covenant for the benefit of the QAC that restricts its use to recreational, rural or utilities use, in recognition of the fact that the land is surrounded by Airport operational land. Rezoning this land to RPZ would be inconsistent with this covenant and is therefore inappropriate.		
	<i>Shotover Park Limited</i>	<i>Oppose</i>	34/19/7
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park Zone.		
	<i>Young, Penelope</i>	<i>Support</i>	34/19/7
Oppose	Zoning of additional land for Large Format Retail Activities	That the decision relating to Large Format Retail is made with the knowledge of the wider context in Frankton.	34/19/8
	<b>Further Submissions - Shotover Park Limited</b>	<i>Oppose</i>	34/19/8
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park Zone.		
	<i>Young, Penelope</i>	<i>Support</i>	34/19/8

Oppose	Modification to RPZ Activity Area 3	Make education facilities a Restricted Discretionary Activity in AA3 with discretion limited to matters such as design and appearance, parking and loading, landscaping, connections to surrounding development, etc.		34/19/9
	<b>Further Submissions - Shotover Park Limited</b>		<i>Oppose</i>	34/19/9
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park Zone.			
	<i>Young, Penelope</i>		<i>Support</i>	34/19/9
Oppose	Policy 2 Objective 4	Support the proposed changes to the policy with an amendment to require the need to reflect the wider landscape context.		34/19/10
	<b>Further Submissions - Shotover Park Limited</b>		<i>Oppose</i>	34/19/10
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park Zone.			
	<i>Young, Penelope</i>		<i>Support</i>	34/19/10
Oppose	Carparking in AA4 and AA8	Make carparking in these areas a Discretionary activity. Should additional carparking be provided there needs to be an emphasis on good pedestrian routes around and through the car parking areas, landscaping is also important. Require that a travel management plan is developed for the area by a qualified expert if additional carparking is required.		34/19/11
	<b>Further Submissions - Shotover Park Limited</b>		<i>Oppose</i>	34/19/11
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park Zone.			
	<i>Young, Penelope</i>		<i>Support</i>	34/19/11
Oppose	Amendments relating to the Urban Design Panel	Do not broaden the scope of the Remarkables Park Urban Design Panel.		34/19/12
	<b>Further Submissions - Shotover Park Limited</b>		<i>Oppose</i>	34/19/12
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park Zone.			
	<i>Young, Penelope</i>		<i>Support</i>	34/19/12
Oppose	Site standard 12.11.2.1 (iii)	The existing height limit in AA8 remains.		34/19/13
	<b>Further Submissions - Shotover Park Limited</b>		<i>Oppose</i>	34/19/13
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park Zone.			
	<i>Young, Penelope</i>		<i>Support</i>	34/19/13
Oppose	Whole Plan Change	Make any inconsequential changes necessary to fulfil the intent of this submission.		34/19/14
	<b>Further Submissions - Shotover Park Limited</b>		<i>Oppose</i>	34/19/14
	The issues raised do not recognise the activity mix already enabled under the operative Remarkables Park Zone.			
	<i>Young, Penelope</i>		<i>Support</i>	34/19/14

**Name** *Savanna Group Limited*

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Support	Activity Area 5	Support the Plan Change in its entirety.	34/20/1
Support	Activity Area 5	Support expansion of Activity Area 5 specifically.	34/20/2

**Name** *Shotover Park Limited*

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Support	Activity Areas 2a, 3, 5 and 7	Supports the Plan Change in its entirety subject to Activity Area 3 being extended to create a physical link to the proposed expanded Activity Area 5 with roading realignment and improved pedestrian access as appropriate within Activity Area 5 and Activity Area 3.	34/21/1

**Name** *Smith, J.W.A*

<b>Position</b>	<b>Plan Provision</b>	<b>Decision Requested</b>	<b>SubNo.</b>
Support	Whole Plan Change	Support the plan change in its entirety.	34/22/1

*Name* Smith, Sebastian

<i>Position</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
Support	Expansion of Activity Area 5	Support provisions of Plan Change	34/23/1
Support	Extension of the AA2a zoning	Support provisions of Plan Change	34/23/2
Support	Increasing of Height Limit in AA8	Support provisions of Plan Change	34/23/3

*Name* Smith, Simon

<i>Position</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
Support	Whole Plan Change	Support Plan Change.	34/24/1

*Name* Ward, John

<i>Position</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
Support	Whole Plan Change	Support the Plan Change.	34/25/1

*Name* Wilson, Miles

<i>Position</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
Support	Whole Plan Change	Approve the Plan Change.	34/26/1

*Name* Young, Penelope

<i>Position</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
Oppose	Whole Plan Change	Oppose the entire Plan Change until Remarkables Park Limited honour an agreement made in 1992 to provide land for a local purpose reserve for tree planting	34/27/1

## **APPENDIX C**

### **LIST OF SUBMITTERS AND FURTHER SUBMITTERS**

Submitters and Further Submitters to Plan Change 34 – Remarkables Park Zone

Original Submitters	Further Submissions
Air New Zealand	Penelope Young
Jeff Aldridge	Ministry of Education
Samuel Burgess	Shotover Park Limited
Caroline Burnett	Queenstown Gateway Limited
Pat Cummings	Queenstown Central Limited
Dan Egerton	Queenstown Airport Corporation
Alexa Forbes	
Frankton Community Association	
Ralph Hanan	
Sam Hazledine	
Aaron Irvine	
Steven Kirk	
Ministry of Education	
Otago Regional Council	
Neki Patel	
Queenstown Airport Corporation	
Queenstown Central Limited	
Queenstown Gateway Limited	
Queenstown Lakes District Council	
Savanna Group Limited	
Shotover Park Limited	
J.W.A Smith	
Sebastian Smith	
Simon Smith	
John Ward	
Miles Wilson	
Penelope Young	

**APPENDIX D**

**COPY OF REQUEST FOR FURTHER INFORMATION**

7 February 2010

Brown Pemberton Planning Group  
Via email: jeff@brownpemberton.com



In reply please quote  
File Ref: PPC 34

Dear Jeff,

### **PRIVATE PLAN CHANGE 34: REQUEST FOR ADDITIONAL INFORMATION**

Your request for a Plan Change has been assessed for completeness in terms of the First Schedule of the Resource Management Act 1991.

As such, the following further information is requested pursuant to Clause 23(1) in order to better understand the nature of the request.

Urban Design:

- Provide an indicative masterplan of the zone so that a meaningful urban design assessment can be made of the boundary adjustments proposed. Particular focus should be on the indicative layout of the expanded area 5, including indicative public and private roading layout and building platforms;
- An urban design assessment of the indicative masterplan.

Infrastructure:

The assessment attached to the Plan Change only covers the additional demand that the increase in AA5 makes on Council systems. It does not take into account all changes under the plan change (whether positive or negative) to ascertain the net effect of the proposed changes.

In terms of water supply for the Zone the assessment states that planned extensions for the already consented developments and planned Council upgrades will provide the necessary supply for RPZ, and then states that it is "difficult to speculate" on whether there will be any difference in demand as a result of the Plan Change. This statement is considered inadequate for the purpose of assessment of the demand on Council infrastructure.

Accordingly we consider that the applicant should make an informed assessment of the likely demand on the water network by developing a water model in conjunction with Council's water modelling consultant, Tonkin and Taylor, on the following basis:

- Model to make allowance for adjacent Plan Change developments including Plan Change 19 and normal growth patterns;
- Model to make allowances for Council water upgrades identified in 2009-19 LTCCP forward programme;
- Allow for maximum FW3 category fire fighting design demands for Plan Change 34;

- Model to define points of constriction in system and likely timing of necessary upgrades based on a rationalised assessment of rates of development of various activity areas;
- Timing of water supply upgrading works identified in LTCCP to be reviewed in reference to total demands including Plan Change 34 demands;
- Assess peak water (hourly and daily) demand on full development of revised RPZ;
- Demonstrate that the full development demand can be provided to the RPZ;
- Assessment to identify irrigation requirements and methods for limiting water demands;
- Assessment to identify irrigation requirements and methods for limiting water demands.

This information is requested to be provided to the Council by 28 February 2011 in order to avoid unreasonable delay in the processing of your Request. It is noted that the Council may chose not to notify PC34 until this information is received.

Once we have received this further information, it may be necessary to require additional information (as per Clause 23(2) of the First Schedule) or to commission a report. If this is the case you will receive a further letter from us explaining those steps.

Whilst you may decline to provide the above information (pursuant to clause 23(6)) you need to be aware that the Council may make its own submission to the Plan Change.

Once the Council is satisfied that it has adequate information we will notify the Plan Change for public submission. I already have authority from the Strategy Committee to notify this change as an accepted plan change, we will undertaken this in early March once the further information has been received.

If you have any queries or have any concerns regarding this request for information, please contact me on (03) 45000443 or [alyson.hutton@qldc.govt.nz](mailto:alyson.hutton@qldc.govt.nz).

Yours faithfully

Alyson Hutton  
**SENIOR POLICY ANALYST**

**APPENDIX E**

**COPY OF REPLY TO REQUEST FOR FURTHER INFORMATION**

6 April 2011

Queenstown Lakes District Council  
Private Bag 50072  
QUEENSTOWN

Attention: Alyson Hutton

Dear Alyson

**RE: PRIVATE PLAN CHANGE 34: REQUEST FOR FURTHER INFORMATION**

Thank you for your letter dated 7 February 2011 requesting further information for Plan Change 34 (PC34).

The information requested is not necessary, and we do not intend to provide it, for the reasons set out below.

***Urban Design***

- (a) The Remarkables Park Zone (RPZ) contains objectives, policies, rules and other provisions, including the Structure Plan (Figure 1 to the RPZ). The Structure Plan sets out the configuration of Activity Areas within the RPZ. Within each Activity Area the provisions encourage certain activities by providing for them as permitted or controlled activities, and at the same time do not encourage, or discourage, other activities.
- (b) The RPZ provisions focus strongly on urban design – see for example Objectives 1, 2, 3, 4, 5, 6, and 7 and the related policies, and the various rules (particularly for controlled activities and buildings) and the assessment matters in Rule 12.11.6, in particular matters a, c, d, e, f, g, h, i, j, k and o. These require and promote:
  - Suitable integration within the RPZ and within each Activity Area; and
  - High quality urban design, site design and building design as development proceeds across the RPZ, through resource consents.
- (c) The RPZ Structure Plan and activity status rules are the primary mechanisms that direct the layout and mix of activities, and the development controls and assessment matters are the mechanisms to achieve the urban design outcomes promoted by the objectives and policies.
- (d) Intentionally, and appropriately, the Structure Plan is not detailed as would be the case with a "masterplan". Masterplans are generally evolving documents or works-in-progress. It would be inappropriate to document or enshrine a masterplan as part of PC34. The Structure Plans for other special zones such as the proposed Frankton Flats (B) zone, Millbrook, and Jacks Point are not detailed; they rely on rules and assessment matters for their implementation through the resource consent process.
- (e) PC34 seeks to amend the Structure Plan by changing the location of some of the boundaries between the Activity Areas. However, although PC34 promotes some very minor modifications to the provisions regarding urban design, the focus of the RPZ on integration and the mix of activities, the overall structure of the rules and assessment matters and the manner in which they promote good urban design outcomes, remain

unchanged. The changes to the Structure Plan boundaries make no difference to the potential urban design outcomes promoted by the Zone. The urban design outcomes will still need to be achieved.

- (f) An indicative masterplan and attendant urban design assessment therefore will not change the fact that the RPZ provisions require and promote good urban design outcomes, to be achieved through resource consents as development continues across the Zone in accordance with the Structure Plan. It would merely replicate or repeat what is already provided for in the RPZ.

### **Infrastructure**

- (a) The RPZ has been operative since 1999. The activities enabled within the RPZ have long been known and the Council's infrastructure planning should reflect this.
- (b) The RPZ enables a wide range of activities – high density residential, visitor accommodation, retail and other commercial, educational, community and recreation. As discussed above, the various Activity Areas emphasize some activities more than others: there is a greater emphasis on residential visitor accommodation and educational activities in AA4; on commercial activities in AA5, on residential, community and educational activities in AA6; and on residential and visitor accommodation in AA7. Overall, all of activity areas 3, 4, 5, 6 and 7 enable a broad mix of uses.
- (c) Some of these activities have a greater demand for water supply than other activities – for example residential and visitor accommodation have a greater demand than other activities, including retail.
- (d) Component [1] of PC34 seeks the expansion of AA5 and the equivalent reduction of AA4 and AA6. It is likely that this change would slightly reduce the overall demand for water supply, because retail activities have less demand for water than residential and other activities in AA4 and AA6.
- (e) None of the other components of PC34 would have any meaningful impact on water demands.
- (f) We consider therefore that for the purposes of your infrastructure assessment, PC34 should be considered as having no impact on the overall water demand. Accordingly, the infrastructure information sought in your bullet points is not justified.
- (g) The approach that Airey Consultants Ltd has taken for assessing the infrastructure issues for PC34 is consistent with the approach taken by the Council for PC19, as set out in the PC19 evidence of Gerald Essenburg dated 24 August 2010.
- (h) There are no irrigation demands from the reticulated system; any irrigation would be from the rights that the RPL properties have to the Arrow Irrigation supply.

Please feel free to contact me should you have any questions on the above. I can normally be contacted at 021 529 745

Yours sincerely

  
 Jeff Brown  
**BROWN & PEMBERTON PLANNING GROUP**

**APPENDIX F**

**LETTER DATED 11 AUGUST 2011 FROM REMARKABLES PARK LIMITED**

11 August 2011

Queenstown Lakes District Council  
Private Bag 50072  
QUEENSTOWN

Attention: Alyson Hutton

Dear Alyson

**RE: PRIVATE PLAN CHANGE 34: FURTHER INFORMATION**

Thankyou for your email dated 9 August 2011 requesting further information for Plan Change 34 (PC34). I respond on your points 2 and 3 as follows.

**Re Point 2:**

I have reviewed the consented plan from RM090321 and compared it with the PC34 Figure 1. There are several differences. What is sought in PC34 is the PC34 Figure 1 Structure Plan. Comparing it with the RM090321 plan is, on reflection, confusing.

The cleanest way forward is for RPL to withdraw the section 32 point (ii) under paragraph 5.13.1 – Structure Plans (and the equivalent point Component 13, paragraph 3.13.2(a)(iii) on page 13 of the PC34 application document.

**Re Point 3:**

The relocation of the boundary between AA6 and AA8 north by 20 metres (due to the realignment of the EAR 20 metres south) maintains (more or less) the area of AA6 (a net increase of 0.1 ha), and a reduction in the area of AA8 (net loss of 3.96 ha). AA6 provides for residential, commercial recreation, education, retirement villages, hospitals, health and day care, and visitor accommodation, whereas AA8 provides only for commercial recreation. Maintaining the area of land available for the AA6 activities is better in achieving the overall activity mix and intensity of use through the zone.

Except for a small area at its western end, the long strip of land is outside the operative outer control boundary and is appropriate for the AA6 activities. At the western end, the land is within the area labelled "NO RESIDENTIAL, VISITOR ACCOMMODATION OR COMMUNITY ACTIVITIES AREA" on Figure 2 and, under Rule 12.11.3.6 Table 1, these activities are prohibited.

Under PC35 (decisions version) the strip of land (again, except for a small area at the western end) is within the OCB. Amended rule 12.11.5.2 (iv)(b) (zone standards, RPZ) states that within the OCB, new and altered buildings containing an activity sensitive to aircraft noise shall be designed to achieve certain internal design sound levels (except for non-critical listening environments). At the western end, the land is within the area marked "ACTIVITIES SENSITIVE TO AIRCRAFT NOISE WITH SOUND INSULATION" on the amended Figure 2.

PC35 has been appealed, including by RPL. Among other matters, RPL has challenged the location of the air noise contours.

To summarise, under both the operative plan and PC35 the strip of land within the former EAR is suitable for AA6 activities, in accordance with the relevant standards.

Further, there is a deed between RPL, QAC and QLDC regarding (among other things) this issue. The deed is dated 8 November 2000. The relevant clause states:

7.4 *Notwithstanding the restrictive covenant required on RPH's land by the 1997 deed abuts the northern boundary of Hawthorne Drive east of the crosswind runway, QLDC and QAC consent to RPG at its option from time to time realigning some or all of the position of Hawthorne Drive east of the crosswind runway starter extension, southwards and/or eastwards. The parties will take all necessary steps including execution of all necessary documentation (prepared by RPG's lawyers) to effect and register any such realignment under the Public works Act 1981. RPG agrees to the vesting in QLDC of the road on the new alignment and QLDC agrees to transfer to RPH the resultant stopped alignment for no additional consideration. The land between the southern end of the restrictive covenant and the realigned road will consequently be available to RPG for development in terms of the adjacent RPZ activity area 6 or 7 (as applicable) to the south.*

Please feel free to contact me should you have any questions on the above. I can normally be contacted at 021 529 745

Yours sincerely  
BROWN & COMPANY PLANNING GROUP



pp.  
Jeff Brown  
8067-lett-QLDC-10Aug11.doc

**APPENDIX G**

**COPY OF CAVEAT OVER LAND OWNED BY REMARKABLES PARK LIMITED**



## View Instrument Details

**Instrument Type** Caveat against dealings with land under s137 Land Transfer Act 1952  
**Instrument No** 8139939.1  
**Status** Registered  
**Date & Time Lodged** 22/04/2009 11:35:46  
**Lodged By** Rosalind Sarah Ecclestone

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**Affected Computer Registers** **Land District**  
OT17C/1175 Otago

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**Registered Proprietor**  
Remarkables Park Limited

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**Caveator**  
QUEENSTOWN LAKES DISTRICT COUNCIL

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### Estate or Interest claimed

Pursuant to a Record of Determination of Appeal by the (then) Planning Tribunal New Zealand under Decision No C3/93 dated 29 January 1993, both by the Caveator and the Registered Proprietor being parties to the said Decision and whereby the Registered Proprietor is to vest part of the land contained in OT17C/1175 in the Caveator.

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### Notice

Take notice that the Caveator forbids the registration of any instrument, having the effect of charging or transferring, or otherwise affecting, the estate or interest protected by this caveat, until this caveat has been withdrawn by the Caveator, removed by order of the High Court, or until the same has lapsed under the provisions of Section 145 or Section 145A of the Land Transfer Act 1952.

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### Address for Service of Caveator

C/- Macalister Todd Phillips  
PO Box 653  
Queenstown  
New Zealand  
9348

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### Address for Registered Proprietor

C/- Porter Group  
10 Manukau Road  
Newmarket, Auckland  
New Zealand

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### Caveator Certifications

- I certify that I have the authority to act for the Caveator and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply



## View Instrument Details

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### Caveator Certifications

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period



### Signature

Signed by Andrew Bryce Jack as Caveator Representative on 22/04/2009 11:26 AM

\*\*\* End of Report \*\*\*