

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.
- 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, the Frankton Corner Shopping Centre, nine-hole golf course, the Queenstown Events Centre and the airport.
- 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.

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~~
- ~~(c)~~ Inclusion of provisions prohibiting certain land uses within Remarkables Park Zone Table 1 and noise control and noise attenuation standards on land identified on Figure 2 – Airport Measures in the District Planning Maps.
- (d) Noise boundaries identified in the District Plan Maps

ii. Other Methods

- (a) Notification through Land Information Memorandum of the restrictions on properties within land identified in Figure 2 – Airport Measures in the District Planning Maps.

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.

The Outer Control Boundary shown on the Planning Maps does not trigger any land use restrictions within the Remarkables Park Zone except for limited

controls on residential activities and visitor accommodation within Activity Areas 6 and 7 identified in [yellow] and on any Educational Facilities within Activity Areas 4 and 6 identified in [green] on Figure 2 – Airport Measures in the District Planning Maps.

Activity 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

- (a) 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 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 taxis, linking the Remarkables Park Zone with Frankton and Queenstown, 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 and adjoining the existing Riverside Road development will continue to be developed for traditional residential development. Section sizes will range from 600m² to 1100m² 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 public open space. This element of the southern Riverside Public Recreation area is the proposed river access area. This area would 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

The riverside apartment area situated on the river peninsula and adjoining the Riverside Public Recreation Area will enable development for condominiums, visitor facilities and visitor accommodation, church, plaza, restaurants, cafes and riverside facilities.

Activity Area 4 - Higher Density Housing

A significant proportion of this area is proposed to be devoted to higher density housing. Such housing will maximise views and sun and will be built at relatively high density.

Activity Area 5 - Commercial/Retail area

Within an area in the northwest part of Remarkables Park, land is available for future retail and other commercial activities including office and service activities. 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.

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 Commercial centre and other activities within the wider Frankton locality.

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 offers spectacular views of 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 significant "buffer" area of land formerly partly owned by Queenstown Airport Corporation Limited, this land is suitable for development for rural, recreational infrastructural 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 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.*
- 4 *To encourage the use of colours and materials which are complementary to the local environment.*
- 5 *To provide for attractive streetscapes appropriate to the primary street functions adjoining buildings or activities.*
- 6 *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 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 Design Review Board is encouraged early in the design process.

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 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 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 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

A 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 centre incorporating open space, shops opening onto streets 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 centre to function as the focal point for a range of activities including community, education and residential.

- 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 to 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 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.

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 centre within Activity Area 5 of the Structure Plan for the Remarkables Park Zone.
- (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 a distinct village identity, and promotes the image of a consolidated commercial centre but does not destroy important views 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 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 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 accommodation, commercial and community services, 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 encourages relatively high density residential development.

- The establishment and operation of non-residential activities within 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 recreation environment which relates well to the views and sunlight.
- A centre where the built design reflects the surrounding alpine environment, relates well to people in terms of scale and is convenient for pedestrian and vehicle access.
- A 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 centre which is well located and designed to include a range of activities including leisure, education and living environments.
- A 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.