

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.

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 3 and 5 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 15 and 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 residential buildings located within the [yellow] areas on Remarkables Park Zone Figure 2 – Airport Measures in the District Planning Maps, having regard to Queenstown Airport and to achieve insulation from aircraft noise.
- The scale and nature of the earthworks and the disposal of excess material.
- The context of the site and the building, including their relationship with the adjoining street, or open space, pedestrian connections, existing buildings and where possible anticipated future buildings (with respect to indicative location, volume and height) and sites in the immediate neighbourhood.

Note 1: for the purposes of this provision, the “immediate neighbourhood” is an area contained within a radius of at least 50 metres of the external walls of the proposed building.

Note 2: conditions of consent shall not be imposed in relation to any future building.

Any application for a new building under this rule, or any application for any modification to an existing building, shall be accompanied by a statement from the Remarkables Park Design Review Board (see *Implementation Methods of Objective 4*), except that if the new building is small in scale (one storey only, with a floor plate of less than 500 m²), or if the modification to the existing building does not increase the height of the building or the volume of the building by more than 10 percent, the application need not be reviewed by the Remarkables Park Design Review Board but may be accompanied by a report by a qualified urban designer.

ii Residential Activities, Commercial Recreational Activities, Commercial Activities, Educational Facilities, Retirement Villages, Hospitals, Health and/or Day Care 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
- 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.
- Safe, convenient and attractive pedestrian and vehicular access both to and across Hawthorne Drive.
- For residential activities only, design and construction of residential dwellings located within the [yellow] area on Remarkables Park Zone Figure 2 – Airport Measures in the District Planning Maps, having regard to Queenstown Airport and to achieve insulation from aircraft noise.

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

iv Vehicle parking

Parking areas in Activity Area 4 or Activity Area 8 where the parking is for activities outside Activity Area 4 and Activity Area 8 in respect of:

- Landscaping within the parking area;
- Vehicle access to and within the parking area;
- A safe, functional and shared pedestrian parking environment.

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

(a) a subdivision that has resource consent; or

(b) any building granted a resource consent pursuant to Rule 12.11.3.2(i); or

(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:

- 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**.
- iii Any application under Rule 12.11.3.2.i or Rule 12.11.3.3.ii that is not accompanied by a statement by the Remarkables Park Design Review Board (see *Implementation Methods* of Objective 4) or a report by a qualified urban design professional.

12.11.3.5 Prohibited Activities

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

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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 except in Activity Area 5 north of Hawthorne Drive	N-C	DIS	DIS	DIS	CON	DIS		DIS	DIS	N-C
Commercial Activities in Activity Area 5 north of Hawthorne Drive							CON			
Commercial Recreational Activities	DIS	CON	CON	CON	CON	CON	CON	CON	CON	CON
Educational Facilities	N-C	N-C	N-C	N-C	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 and/or Day Care Facilities	DIS	N-C	N-C	N-C	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
Vehicle parking for activities outside the Activity Area within which the vehicle parking is located.	DIS	DIS	DIS	DIS	CON	CON	CON	DIS	DIS	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 [red] hatched area indicated Remarkables Park Zone Figure 2 – in the District Planning Maps and labelled “NO BUILDINGS AREA”										PRO
*Residential, Visitor Accommodation and Community Activities within the [blue] areas indicated on Figure 2 – Airport Measures in the District Planning Maps and labelled “NO RESIDENTIAL, VISITOR ACCOMMODATION OR COMMUNITY ACTIVITIES AREA”							PRO	PRO		PRO
Residential Activities within the [yellow] areas of Activity Area 7 on the Remarkables Park Zone Figure 2 – Airport Measures in the District Planning Maps									CON	
Community Activities within the [yellow] areas of Activity Area 7 on the Remarkables Park Zone Figure 2 – Airport Measures in the District Planning Maps									N-C	
Panelbeating, spray painting, motor vehicle repair (except if ancillary to any service station or motor vehicle sales premise) or dismantling, fibreglassing, sheet metal work, bottle or scrap bulk storage or processing, motorbody building, fish or meat processing (except if ancillary to any retail activity or restaurant), 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	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO
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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 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 (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 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

Provided that:

- No part of any building shall protrude through either a height of RL353m under the surface of a 1:20 upslope fan with a 10% divergence angle originating from the 14/32 southern runway threshold or transitional side surface plane of 1:5, all as shown on Remarkables Park Zone - Figure 3 Height Restrictions Plan.

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 the

Remarkables Park Design Review Board (see *Implementation Methods* for Objective 4).

iv Educational Facilities

Educational Facilities occurring within the green areas shown on Remarkables Park Zone Figure 2 - Airport Measures in the District Planning Maps shall comply with the following site standards:

- (a) No classrooms, halls or any other buildings which are used as internal teaching areas are to be located within that area.
- (b) Outdoor areas are not to be regularly used for high quality listening or communication, such as occurs in academic teaching. This standard shall not preclude recreation and recreation related activities eg sports coaching.
- (c) All buildings (except Non Critical Listening Environments) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn, based on the 2037 Noise Contours and if that Indoor Design Sound Level cannot be met with windows open, then those buildings shall be fitted with mechanical ventilation that meets the requirements in Table 3 of Appendix 13.

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 as provided in clause (i) below).	18m
Activity Area 7 south of the 345m contour line	21m
Activity Area 7 north of the 345m contour line	18m
Activity Area 8	18m

Provided that:

- (i) No part of any building shall protrude through either a height of RL353m under the surface of a 1:20 upslope fan with a 10% divergence angle originating from the 14/32 southern runway threshold or a transitional side surface plane of 1:5, 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 ₁₀
- Night-time	2200-0700 hours	45dBA L ₁₀ and 70dBA L _{max}

Except:

In Activity Areas 2a, 3, 4, 5, 6, 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, 7 and 8:

- Day-time	0700-2200 hours	60dBA L ₁₀
- Night time	2200-0700 hours	50dBA L ₁₀ and 70dBA L _{max}

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 Noise - Queenstown Airport (excluding any non-critical listening environment)

- (a) On any site located within the [yellow] areas on the Remarkables Park Zone Figure 2 – Airport Measures in the District Planning Maps, any building or part of a building, or any alteration or addition to an existing building or part of an existing building, to be used for

Residential activities or Visitor Accommodation (provided for in Table 1 of Rule 12.11.3.6) shall be acoustically insulated from aircraft noise so as to achieve an Indoor Design Sound Level of 40dB L_{dn} based on the 2037 Noise Contours, except for non-critical listening environments where no special sound insulation is required.

- (b) Where the building is located between 58 and 60 dB 2037 Noise Contours, this control shall be met in either of the following two ways:

EITHER:

- (i) By installation of mechanical ventilation to achieve the requirements of Table 3 at Appendix 13.

OR:

- (ii) By submitting a certificate to Council from a suitably qualified acoustics expert stating that the Indoor Design Sound Level will be achieved by the proposed building design including certification from a suitably qualified ventilation expert that adequate ventilation will be achieved with the extent of open windows specified by the acoustics expert.

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

Within Activity Area 1, 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 60m² 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

Within Activity Area 1, 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 40m² 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, 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;
 - adequate links with adjoining sites.
 - 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.
- That provision has been made for safe, convenient and attractive pedestrian and vehicular access both to and across Hawthorne Drive to serve commercial activity in Activity Area 5 north of Hawthorne Drive, such provision to be demonstrated through traffic engineering modelling.
- Height of development in Activity Area 7 between 15 and 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 2.5m² 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 building integrates appropriately with the neighbourhood including with the street, open space and pedestrian connections, existing buildings and where possible anticipated future buildings (with respect to indicative location, volume and height) and sites in the immediate neighbourhood, and how the building and the

neighbourhood relate to and integrate with the Activity Area and adjoining Activity Areas, with reference to an updated Indicative Master Plan.

Note: for the purposes of this provision, the “immediate neighbourhood” is an area contained within a radius of at least 50 metres of the external walls of the proposed building.

- That the architectural style and building form are complementary to the alpine setting and local context.
- That the relationships between building forms have regard to the purpose of the Activity Area.
- That orientation of buildings takes into account views, sun exposure and orientation to open space.
- 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.
- Roof colours and materials are such as to not result in an obtrusive impact when viewed from above.
- That sloping roofs are encouraged for variety and visual character, taking into account the character of the Activity Area, and to enhance snow removal.
- That residential buildings within the [yellow] areas on Remarkables Park Zone Figure 2 – Airport Measures in the District Planning Maps, are designed having regard to Queenstown Airport and to achieve appropriate insulation from aircraft noise.

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 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.
- The extent to which the non-residential activity has the potential to cause adverse effects on residential amenity in the neighbourhood in terms of noise, vibration, glare, loss of privacy, traffic and/or parking congestion.
- The extent to which any additional employment will result in levels of traffic generation or pedestrian activity which are incompatible with residential amenity in the neighbourhood.

- The ability to avoid or mitigate any potential adverse effects that could arise from the nature and scale of the non-residential activity on residential amenity in the neighbourhood.

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 [yellow] 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 or Visitor Accommodation are 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.
- 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.

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.





