

12.14 Quail Rise Zone

12.14.1 Resources and Activities

The Quail Rise zone provides for low density residential living in a sustainable manner that conserves and enhances amenity and rural character. The area has already been developed under the former Shotover Resort zone provisions. This zone was to provide for a nine-hole golf course and a range of passive and active recreation facilities. The resort character of the zone has not eventuated and Quail Rise has developed as a low density residential area adjoining both rural and rural-residential settings.

The subject site is visible from parts of the rural area in the Wakatipu Basin and it is appropriate to enable the ongoing development of the area in a way that protects the rural character and landscape of the wider area. Of particular importance in the expansion of the zone is the need to maintain and enhance the naturalness of the vista that is available from State Highway 6 by ensuring that buildings in the R2 (Design Urban Edge) Activity Area are not visible from State Highway 6.

The Quail Rise special zone is based on the provisions of its parent, the Shotover Resort zone.

12.14.2 Resource Management Issues

i Values

Quail Rise lies within a high quality environment, situated on the broad sunny terraces facing north and east above the Shotover River, with significant scenic values and wide open spaces. The higher and steep slopes of Ferry Hill form the immediate backdrop to the Quail Rise zone, while the natural landscape of Wakatipu Basin surrounds the site. Development must be carried out in a manner that conserves the scenic and natural values of the site and the surrounding environment.

ii Provision of Essential Services

Development will result in a considerable number of people living within the zone. The provision of adequate sewage disposal, water supply and refuse disposal services is important in terms of ensuring the protection of groundwater quality. The provision of underground telephone and power lines and the control of glare from street lighting is important in protecting the rural quality of the Wakatipu Basin.

iii Traffic Safety and Access

Protection of the district's road network from activities that reduce safety and efficiency is necessary.

iv Visual Amenity

Development in the zone must take into account potential conflict with nearby activities, with the productive use of adjoining rural land and the need to protect visual amenity of the environment because of its location.

The R2 (Design Urban Edge) is a particular part of the zone which is sensitive to views from State Highway 6. The provisions of the Quail Rise Zone have been designed to require that landscaping work has been completed within the G (Design Urban Edge) Activity Area five years prior to the erection of any buildings in the R2 (Design Urban Edge) Activity Area. The purpose of the landscaping in the G (Design Urban Edge) and the R2 (Design Urban Edge) Activity Area is to screen buildings within the R2 (Design Urban Edge) Activity Area from view from State Highway 6.

12.14.3 Objectives and Policies

Objective 1

To enable the development of low density residential activities in conjunction with planned open space and recreational opportunities.

Policies

- 1.1 *To ensure development is carried out in a comprehensive manner in terms of an appropriate strategy and to ensure that activities are compatibly located.*
- 1.2 *To ensure that open space is maintained and enhanced through appropriate landscaping and the absence of buildings and other structures.*
- 1.3 *To ensure open space is developed in a comprehensive manner.*
- 1.4 *To avoid any deviation to the Structure Plan for the zone*

Objective 2

To conserve and enhance the physical, landscape and visual amenity values of the Quail Rise zone, adjoining land, and the wider environment.

Policies

- 2.1 *To ensure the external appearance of buildings and other structures are characteristic of the Quail Rise Zone through design controls and standards relating to roof pitches.*
- 2.2 *To avoid activities that are incompatible with and/or compromise the amenity of the Quail Rise special zone, through appropriate rules.*
- 2.3 *To avoid activities and development that have the potential to adversely affect the openness and rural character of the zone, adjoining land, and the wider environment.*
- 2.4 *To avoid buildings in areas of high visibility*
- 2.5 *To preserve and enhance the naturalness of the view from State Highway 6:*

- (a) *Requiring landscaping work in G (Design Urban Edge) Activity Area to be completed prior to any development within the R2 (Design Urban Edge);*
- (b) *Deferring residential development within the R2 (Design Urban Edge) Activity Area for five years from the completion of landscaping works in the G (Design Urban Edge) Activity Area to allow growth in vegetation screening.*
- (c) *Requiring a 15m building line restriction along the Jims Way road boundary.*

Objective 3

Servicing to avoid adverse effects on the landscape, lakes, rivers and ecological values.

Policies

- 3.1 *To ensure sewage disposal, water supply and refuse disposal services are provided in order to avoid adverse effects on the water or other environmental qualities, on and off the site.*

Implementation Methods

The objectives and associated policies will be implemented through:

(i) District Plan

- (a) Rules relating to subdivision, landscaping, the bulk location of activities, building external appearance, parking and access, nature and scale of activities, and the provision of essential services.

Explanation and Principal Reasons for Adoption

Low density residential development will be enabled, together with a range of active and passive recreational activities and the provision of significant areas of open space.

To ensure development takes place in an integrated manner the Council considers it appropriate to include a Structure Plan. Minor amendments may be considered by the Council through the resource consent procedure.

The desirability of enabling a range of building design types has been recognised. It is important that design is compatible with the objectives of the Zone and avoids, remedies or mitigates adverse effects on adjoining areas.

The establishment of services is necessary and should include roads, car parks, dams and other structures.

A range of activities is permitted including residential living and recreation activities. Given the special nature of the zone, any activities involving buildings and other structures need to be assessed in terms of the location and style of development.

It is recognised that some activities may have the potential to adversely impact on amenities and character and it is considered necessary to assess such proposals as discretionary activities.

12.14.4 Environmental Results Anticipated

- (a) Preservation of open space and rural amenity managing the key physical and scenic values of the area so as to recognise the important natural features that dominate the site and the predominant land forms surrounding the site particularly the peaks and mountain ranges.
- (b) Recognition and enhancement of important vegetation on the site
- (c) Exclusion or mitigation of activities that cause adverse environmental effects through the use of performance standards.
- (d) Ensuring traffic safety on local roads and State Highway 6.
- (e) Landscaping within the G (Design Urban Edge) and R2 (Design Urban Edge) Activity Area designed to make buildings within the R2 (Design Urban Edge) Activity Area not visible from State Highway 6.