

**BEFORE THE INDEPENDENT HEARING PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

Under the	Resource Management Act 1991
In the matter	of the Urban Intensification Variation to the proposed Queenstown Lakes District Plan

**REPLY EVIDENCE OF CORINNE FRISCHKNECHT
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

**PLANNING: TEXT – Queenstown Town Centre, Local Shopping Centre, Medium Density
Residential Zone, High Density Residential Zone**

1 October 2025



Sarah Scott / Shanae Richardson
T: +64 3 968 4018
sarah.scott@simpsongrierson.com
shanae.richardson@simpsongrierson.com
PO Box 874 Christchurch

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1. INTRODUCTION

1.1 My full name is Corinne Frischknecht. I hold the position of Senior Policy Planner at Queenstown Lakes District Council (the Council or QLDC). My qualifications and experience are set out in my s42A Report at paragraphs 1.1 to 1.4.

1.2 I prepared the Section 42A Reports on Chapters 8, 9 and Hāwea Residential, Town Centres and Business Zones, and Rezonings Business and Hāwea, for Queenstown Lakes District Council (**QLDC** or **Council**) dated 6 June 2025 (**s42A Report**) and Rebuttal Evidence (**Rebuttal**) dated 24 July 2025 on the Urban Intensification Variation (**UIV** or **Variation**).

1.3 I appeared at the hearing on behalf of the Council and responded to questions from the Panel on 28 and 29 July 2025. I watched the hearing when most submitters relevant to this evidence presented their submissions and have been provided with reports of what has taken place at the hearing where relevant to my evidence.

1.4 This Reply Evidence responds to matters raised during and since the Council hearing in relation to the text of the town centres and business zones, and medium and high density residential on the Urban Intensification Variation (**UIV** or **Variation**).

1.5 I have reviewed all evidence filed by other expert witnesses and submitters, attended the hearing throughout and have reviewed all information provided to the Panel during and after the hearing. This evidence addresses the following matters:

- (a) Mr Leckie’s memorandum for Multiple Submitters¹ (containing views of Mr Freeman and Ms Costello) with recommendations for a concise urban

¹ (Man Street Properties Limited (991), Horne Water Holdings Limited & Shotover Memorial Properties Limited (998), Trojan Holdings Limited (965, 966, 967, 968, 969), Beach Street Holdings Limited (1006), O’Connell’s Pavilion Limited (987), Accommodation and Booking Agents (Queenstown) Limited (1009), Skyline Properties Limited (970, 971, 972, 973, 974, 976), Strand Corporate Trustee Limited (983), QRC House Limited (985), Cactus Kiwi NZ Limited Partnership (1004), Fiveight Queens Holdings Limited (1000), GCA Legal Trustee 2021 (1287), Skyline Enterprises Limited (977), High Peaks Limited (999), Hulbert House Limited (997), Ashourian Partnership (1008), Pro-Invest Property 1 Limited Partnership (986), Richard Thomas (832)).

design assessment framework within the HDRZ and MDRZ. The submitters also seek amendments to Rule 12.5.8 to include Height Precinct 7 and building setbacks at upper floors for the site at 48-50 Beach Street;

- (b) Clarification on how the term 'High Quality Urban Environment' has been used in Chapters 12, 13, 15 and 16;
- (c) Clarification on whether Policy 8.2.3.2(e) applies to occupants on the development site or to adjoining sites;
- (d) How notified matter of discretion 8.4.10(l) *low impact stormwater design* relates to intensification;
- (e) Mr Edmonds and Mr Milne's memorandum for Arthurs Point Trustee Limited (1260) setting out their views for amended relief for 182D Arthurs Point Road, and my recommended height rule for the HDRZ for Arthurs Point;
- (f) Whether in s42A Rules 8.4.10 and 9.4.5 the notified matter of discretion "capacity of existing or planned infrastructure/servicing" is intended to be on three waters infrastructure only;
- (g) Mr Edmonds' memorandum for Scenic Hotel Group Limited (763), Millenium and Copthorne Hotels New Zealand Limited and Hospitality Group Limited (FS 1344 and 1345) that seek amendments to Rule 9.5.1 which included a maximum building height of 18.5m for a new Stanley Street height precinct;
- (h) Mr Vivian's memorandum for a number of Submitters that own property on Lismore Street, Wānaka (1233, 1132, 1135, 1058, 1131, 1134, 1057) that seek that Rule 9.5.1.4 be amended to include a location-specific RL as a maximum height for the middle row as it adjoins his clients' properties.
- (i) Whether the term 'public space' as used in Policy s42A 12.2.2.3(c) is suitable and accurately captures the intended zones and the intent of the policy.
- (j) Ms Clouston's memorandum for Queenstown Gold Limited's (OS765) relating to 27 Brecon Street;
- (k) Alignment of Rules 12.5.12 and 13.5.15 Outlook Space with Ms Bowbyes' Reply Evidence;

- (l) Mr Ben Farrell's memorandum for Well Smart (OS1168) that suggests amendments to Rule 12.5.9 to provide for a more enabling height to the land contained in Title 1069803; and
- (m) Ms Wolt's memorandum for Queenstown Airport Corporation Limited (OS822).

1.6 In preparing this Reply Evidence, I have referred to and relied on the reply evidence of the following expert witnesses for the Council:

- (a) Mr Cameron Wallace (Urban Design); and
- (b) Ms Amy Bowbyes (Strategic, Arrowtown, Definitions, LDSRZ)

1.7 My evidence has the following attachments:

- (a) **Appendix 1:** Ms Helen Mellsop review of hearing summary landscape evidence of Tony Milne, dated 7 August 2025; and
- (b) **Appendix 2:** Review of QLDC Residential Zone Design Guide with PDP provisions

1.8 Amended versions of the provisions are attached to Ms Bowbyes' Reply Evidence as Appendix A.

1.9 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person. The Council, as my employer, has authorised me to give this evidence on its behalf.

2. HEARING PANEL MINUTE 6

2.1 On 9 September 2025 the Hearing Panel issued Minute 6 which outlined questions that the Panel requested QLDC address in its reply. I have addressed question 4(g) below as it relates to my evidence as well as questioning from Commissioner Munro during my presentation at the hearing.

Question 4(g)

- *Does QLDC still consider retaining the Design/Character Guidelines referenced within the relevant parts of the District Plan to be appropriate?*
- *If so please set out in detail why and how they can provide plan integration and align with the NPSUD (especially Policy 5) direction.*
- *If not does QLDC consider that key design elements can still be appropriately included (given the NPSUD direction) in each case and what is QLDC's preference?*

2.2 In summary, I still consider that retaining the Design/Character Guidelines referenced within the relevant parts of the PDP to be appropriate. The key reason for this position is the approach aligns with the current PDP approach, which includes reference to the Arrowtown Design Guidelines 2016 (**ADG**). QLDC is considering applying to the Minister for the Environment for a 'Plan Stop' exemption that will allow for the current guidelines to be updated so that they are consistent with where the provisions get to following decisions on the UIV. The proposed exemption would seek permission to proceed with a variation to update the current references in the PDP with references to the updated versions of the design guidelines. Before that can occur, the Council will need to work through the consultation process required by clause 34 of the First Schedule of the RMA, given the various documents are incorporated by reference.

2.3 However, I also consider there is value in incorporating key design elements from the design guidelines into the PDP provisions, in the interim period. I address these two issues in more detail below.

2.4 This topic was discussed during the course of the hearing, and, in my view, scope for the inclusion of key design elements into the PDP is provided through submissions points OS682.5, OS325.8, where it is (in summary) sought that policies, objectives and the zone purpose statement be flexibly drafted so as to encourage good urban design outcomes commensurate with what increased density and height rules envisage.

- 2.5** Using this approach alongside additional policies and matters of discretion as recommended below, in my view provides stronger direction on the urban design outcomes that are expected and further guidance on what is meant by ‘quality urban design’ as discussed in Section 3 below.

LDSRZ, MDRZ and HDRZ

- 2.6** I now specifically consider the Panel’s question – *“If so please set out in detail why and how they can provide plan integration and align with the NPSUD (especially Policy 5) direction”* – in the context of the Residential Zone Design Guide 2021 (RDG) as it relates to the LDSRZ, MDSRZ and HDRZ.

- 2.7** Starting with why urban design is relevant:

- (a) NPS-UD Policy 5 provides a directive to enable building heights and densities in particular locations, however this policy needs to be considered alongside the broader objective of the NPS-UD and particularly Objective 1:

New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

- (b) NPS-UD Policy 1’s description of well-functioning urban environments includes enabling a variety of homes and also having good accessibility to open spaces, including by way of public or active transport.

- 2.8** Through quality design of buildings, spaces, and connections, urban design at the site level gives effect to Objective 1 of the NPS-UD by creating well-integrated, accessible, and safe developments that support the wellbeing of residents and the wider community.

- 2.9** The NPS-UD and particularly the application of Policy 5 also needs to be considered alongside other high-level direction. Of particular relevance is:

- (a) Section 7(c) of the RMA which refers to *“the maintenance and enhancement of amenity values”* and also (f) in so far as it refers to *“quality of the environment”* with the definition of ‘environment’ in the RMA including people and communities, as well as amenity values and

the social, economic, aesthetic, and cultural conditions which affect both of these ; and

- (b) The strategic direction in the PDP, particularly SO 3.2.2. and SP 3.2.2.1(c) urban development occurs so as to achieve a built environment that provides desirable, healthy and safe place to live, work and play.

2.10 In terms of how that is done in the PDP, the RDG promotes (in the LDSRZ, MDSRZ and HDRZ) quality design of buildings, spaces, and connections, urban design at the site level and promotes creation of well-integrated, accessible, and safe developments that support the wellbeing of residents and the wider community.

2.11 The RDG specifically covers the following key design elements:

- (a) Building Diversity and Adaptability
- (b) Entrances and detailing
- (c) Building dominance and sunlight access
- (d) Connections to open space
- (e) Outdoor living space
- (f) Accessibility
- (g) Waste and service areas
- (h) Private and safe environments
- (i) Site coverage and low impact design
- (j) Building materials and sustainability
- (k) Landscape materials and planting

2.12 In my view, the purpose of the design guidelines aligns with these higher order directives outlined above. Notified Rule 8.4.10.3 (MDRZ) and Rule 9.4.5 (HDRZ) require restricted discretionary activity consent for development proposals for four or more residential units. Restricted discretionary activities are still considered to be anticipated by the plan, and plan-enabled under the NPS-UD.² The RDG give more certainty on how the matters of discretion are to be applied and are illustrative of the design outcomes sought by the objectives and policies.

² Section 3.4(2) of the NPS-UD Meaning of plan-enabled and infrastructure ready. For the purpose of subclause (1), land is zoned for housing or for business use (as applicable) only if the housing or business use is a permitted, controlled, or restricted discretionary activity on that land.

- 2.13** I consider that the RDG should continue to be referenced in the PDP. Even though the permitted building height and recession planes shown in the RDG are out of date, the design checklist for building dominance and sunlight access are non-prescriptive and remain relevant in that they outline several methods which can be implemented to minimise adverse effects on shading including modulating the building form, setting buildings back from the boundary, or avoiding long, linear walls. Furthermore, the other 10 key design elements also remain relevant and important with increased height and density.
- 2.14** Therefore, to provide further plan integration between the PDP and the RDG (in light of the changes made in the PDP by the UIV to implement Policy 5), in my view it is appropriate to make some further amendments to the Provisions so as to incorporate key design elements from the RDG into the PDP policy framework. There will also be benefits from improved clarity and direction provided by the policy on expected urban design outcomes. The changes that I recommended are set out in paragraph 2.27 to 2.29 of this Reply Evidence and are included in the Reply Recommended Provisions. The reasons for my recommendations are set out in paragraphs 2.22 to 2.26 of this Reply Evidence.
- 2.15** This aligns with the view of Mr Freeman and Ms Costello (and also supported by Mr Leckie from a legal point of view) who appeared at the UIV hearing on 6 August 2025 for Multiple Submitters.³ At the conclusion of their presentation, the Panel directed Mr Freeman and Ms Costello, to consider how best to construct a concise urban design assessment framework within the HDRZ and MDRZ.
- 2.16** Mr Freeman and Ms Costello views are outlined in Annexure 1 to the Mr Leckie's Memorandum of Counsel dated 14 August 2025, in particular in Section 5 where they provided a suggested approach in that Rules 9.5A.1 and 8.5A.1 require applications to include an Urban Design Assessment commensurate to the scale of

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the proposal which demonstrates how certain Objectives, Policies and Matters of Discretion can be achieved.

2.17 Mr Freeman and Ms Costello do not explicitly state whether the RDG should be referenced in the PDP but consider the urban design matters of discretion contained within Rules 9.4.5 (HDRZ multi-unit sites) and 8.4.10 (MDRZ multi-unit sites) are drafted in a similar way to the matters of discretion in the Tauranga City Plan (as the example approach that they have recommended). Mr Freeman and Ms Costello consider that matters of discretion of this nature could be considered for Rules 9.4.5 and 8.4.10, with a combination of the existing UIV matters of discretion and the Tauranga City Plan matters of discretion being appropriate. Unfortunately they did not recommend any specific wording.

2.18 I have undertaken a review of the key design elements in the RDG (as listed in paragraph 2.11 above) alongside the s42A policy framework to identify whether there was enough policy support for the design guidelines and to identify where there are gaps. This included a review of matters of discretion, policy and objectives. A table showing this review is attached as **Appendix 2** to this evidence.

2.19 As part of this, a review was also undertaken of the 11 design elements in the RDG where I have condensed these to eight key overarching themes as shown in the table below. The future review of the RDG will by its nature, require further refinement.

Design element identified in Design guide 2021	Recommended new design themes
Building Diversity and Adaptability	Building Diversity and Adaptability
Entrances and detailing	Interface with Street and Public Space
Building dominance and sunlight access	Building form and appearance
Site coverage and low impact design	
Connections to open space	Onsite Amenity and Access to Open Space
Outdoor living space	
Accessibility	Multi-modal transport and accessibility

Waste and service areas	Services and Storage
Private and safe environments	Onsite Amenity and Access to Open Space
Building materials and sustainability	Sustainability
Landscape materials and planting	Building form and appearance, Interface with Street and Public Space, Onsite Amenity and Access to Open Space

2.20 The themes capture all the elements covered in the existing RDG but provide closer alignment to PDP policies and matters of discretion in the MDRZ and HDRZ. Focusing on themes and key outcomes also acknowledges the importance of innovation and flexibility in design in relation to how these outcomes can be achieved.

2.21 The review has identified that, at a high level, the key design elements are primarily reflected in the PDP as per the Rebuttal Provisions supported by QLDC, specifically in the objective/policy framework and existing matters of discretion for four or more independent dwelling units in the MDRZ (Rule 8.4.10) and HDRZ (Rule 9.4.5). However, some amendments to existing policies, or new policies are recommended where gaps were identified. These are shown as underlined/strikethrough in the right hand column of the table (Gaps analysis and recommended amendments to s42A Policies and MOD) attached as **Appendix 2** to this evidence as well as the Reply Recommended Provisions attached to Ms Bowbyes' Reply Evidence.

2.22 In my view, the suite of urban design provisions as recommended are appropriate and cover the key design elements addressed in the current RDG with enough flexibility for the RDG to continue to be incorporated by reference and therefore considered as a matter of discretion through the processing of consent applications in the interim period before being updated through a future variation or plan change.

2.23 Incorporating the additional policies in Chapters 8 and 9 will give urban design more statutory weight, ensuring new developments contribute to liveability and well-being, promote sustainability, boost economic development and the

rejuvenation of urban environments, improve public health, enhance equity and social inclusion, promote amenity and identity, and contribute to functional, safe, inclusive, and attractive places and spaces.

2.24 The recommended policies/matters of discretion alongside continuing to reference the existing RGD in the provisions is consistent with my recommendations for the Wānaka Town Centre Zone (**WTCZ**). This approach uses the WTC Character guidelines to provide stronger direction on what is meant by High Quality Urban Design and linking these back to Matters of Discretion where possible, particularly Rule 13.4.4 that applies to all Buildings in the WTCZ.

2.25 This approach provides more certainty for the assessment of the MOD and bridges the gap until the guidelines are updated. Focusing the policies on key outcomes that are sought allows a degree of flexibility so that outcomes can be considered on a site-by-site basis.

2.26 For completeness I note that I have also considered the option of including assessment matters, alongside matters of discretion, within the rule framework, which would give direction particularly for the matters of discretion listed under Rules 9.4.5 (HDRZ multi-unit sites) and 8.4.10 (MDRZ multi-unit sites). However, in my view this is a less appropriate option because it would create unnecessary duplication, given that existing matters of discretion and policies generally cover the design elements in the RDG (except where I recommend amendments to better cover the design elements).

Recommendation / Section 32AA

2.27 I recommend for the reasons given above and in **Appendix 2** to this evidence, that the following policies are amended as follows:

- (a) Policy 8.2.3.1 Require that development within the zone responds to its context, characteristics of the site and planned built form and local amenity, anticipated character acknowledging that amenity values will change over time as intensification occurs.

- (b) Policy 9.2.2.1 Require that development within the zone responds to its context, site topography and orientation, with a particular emphasis on the following essential built form outcomes:
 - (i)
- (c) 9.2.6.1 Require development to provide or enhance connections to public places, public transport and active transport networks (walkways, trails and cycleways) where appropriate.

2.28 I also recommend that these changes are supported by the following amendments to the notified matters of discretion contained within Rule 8.4.10.3 as follows:

Rule 8.4.10.3

(a) Location, external appearance, site layout and design of buildings and fences and how the development addresses its context, including site topography and orientation and ~~to~~ contributes positively to the planned urban form and character of the area;

[...]

(h) well-overlooked public spaces including roads streets activation

[...]

(x) the location and visibility of garages and parking from public spaces including roads;

(x) orientation of indoor and outdoor living spaces to maximise access to sunlight and / or vistas throughout the year and minimising direct line of sight between living areas of different units on the same site;

(x) The safety and convenience for pedestrian and cyclist access.

2.29 I also recommend that these changes are supported by the following amendments to the notified matters of discretion contained within Rule 9.4.5 as follows:

Rule 9.4.5

(b) Location, external appearance, site layout and design of buildings and fences and how the development addresses its context, including site topography and orientation and ~~to~~ contributes positively to the planned urban form and character of the area;

[...]

(x) providing visual connection with the street through the inclusion of windows, outdoor living areas, low profile fencing or landscaping;

(x) the location and visibility of garages and parking from public spaces including roads;

(x) providing a clearly visible pedestrian entrance from the road frontage;

(x) orientation of indoor and outdoor living spaces to maximise access to sunlight and / or vistas throughout the year and minimising direct line of sight between living areas of different units on the same site;

(x) Private or shared storage space.

2.30 In my opinion, the additional policies and matters of discretion are more appropriate in achieving the objectives of the PDP than the notified provisions and the rebuttal provisions. In particular, I consider that:

- (a) the changes embed key urban design outcomes from the RDG into the PDP so that they are consistent with the updated UIV provisions and to give them more statutory weight, and so are more efficient and effective than the notified provisions in achieving the objectives of the PDP. Multi-unit development in the MDRZ and HDRZ require consent under Rules 9.4.5 (HDRZ) and 8.4.10 (MDRZ) and therefore the recommended policies will apply;
- (b) The changes give better effect to Objective 1 and Policy 1 of the NPS-UD by creating well-integrated, accessible, and safe developments that support the wellbeing of residents and the wider community, as well as SO 3.2.2. and SP 3.2.2.1(c) *urban development occurs so as to achieve a built environment that provides desirable, healthy and safe place to live, work and play*; and
- (c) The recommended amendments will have greater environmental and social benefits by achieving a built environment that provides desirable, healthy and safe places to live, work and play. There will also be benefits from improved clarity and direction provided by the policy on expected urban design outcomes; and
- (d) For Rule 8.4.10.3 (h) the wording “public spaces including roads” has been used instead of “streets” which aligns with other wording in the PDP.

3. URBAN DESIGN

High Quality Urban Design

- 3.1 During the hearing, Commissioner Munro questioned the repetitive use of the term 'High Quality Urban Design' in Chapters 12, 13, 15 and 16 as well as the interpretation of this term which can be subjective. The Panel also asked me during the hearing whether s42A Policy 13.2.2.3 was necessary as it appears to replicate other zone objectives and policies.
- 3.2 I acknowledge that 'achieving high (or higher) quality urban design' outcomes has been repeated in multiple objectives and policies, particularly the following in Chapters 12 and 13 that are either already used in the PDP text, or proposed to be included via the notified UIV or through my recommendations on the UIV (highlighted yellow, my emphasis).

PDP Objective 12.2.2 – Development that achieves high quality urban design outcomes and contributes to the town's character, heritage values and sense of place.

Notified Objective 13.2.2 – Wānaka is a compact, convenient and attractive town centre that has opportunities for controlled expansion and intensification, subject to achieving high quality urban design outcomes.

I also note the word 'quality' is missing from s42A Policy 13.2.2.3 which appears to be an error in the drafting of the policy. For consistency with other provisions I recommend that this is included within the policy.

S42A Policy 13.2.2.3 Enable opportunities for ~~further intensification of development~~ in the town centre by providing ~~more generous~~ for increased building heights ~~in the Wānaka Height Precinct that generally comprises, depending on the floor heights, a scale of around three to four storeys as viewed from the street, with a recessed fifth and sixth storey enabled~~ where high quality urban design outcomes can be achieved.

Notified Policy 13.2.2.5 Provide for consideration of ~~minor height~~ infringements of the built form controls where they help achieve higher quality design outcomes and do not significantly adversely affect amenity values.

PDP Objective 13.2.3 New development achieves high quality urban design outcomes that respond to the town's built character and sense of place.

S42A Policy 13.2.3.11 Allow buildings between 16.5m and 20m heights in the Town Centre in situations when:

a. the outcome is of high quality design; and

b. the additional height would not result in shading that would adversely impact on adjoining Residential zone and/or public space or does not dominate the streetscape.

3.3 High quality urban design is also referred to in multiple existing objectives and policies in Chapters 15 and 16 where no amendments are recommended through the notified UIV, including:

- (a) Objective 15.2.2;
- (b) Policy 15.2.2.3;
- (c) Objective 16.2.2;
- (d) Policy 16.2.1.3; and
- (e) Policy 16.2.4.2.

3.4 In my view, there are a number of s42A provisions that assist with providing further guidance on what High Quality Urban Design means alongside the role of the design guideline to illustrate examples of high quality urban design outcomes. This has been discussed in more detail in Section 2 above regarding recommended policy to align the residential chapters with RDG. The applicable design guidelines for Chapters 12, 13, 15 and 16 assist with illustrating how quality urban design outcomes anticipated in the Objectives and policies can be achieved and improve certainty for applicants and Council.

- 3.5** Objective 13.2.2 relates to the Wānaka town centre remaining compact, convenient and attractive but with a focus on opportunities for controlled expansion and intensification, with two of the relevant policies sitting under this objective. I remain of the view that it is important to retain this terminology in s42A Policy 13.2.2.3. S42A Policy 13.2.3.11 that I have recommended sits below Objective 3.2.3 requires new development to achieve 'high quality urban design outcomes' that respond to the town's built character and sense of place. Given that PDP Objective 13.2.3 focuses on built character, I am of the view that the notified policy sits more appropriately under this Objective alongside and complementing the s42A recommended policies in relation to urban design and the Wānaka Town Centre Character Guidelines 2011. The S42A recommended Policy 13.2.3.11 provides clear signal that there is policy support for buildings with heights between 16.5m and 20m. If we were to remove criteria a) as suggested by Commissioner Munro, then in my view this would suggest that the focus on increased heights would be on shading on adjoining Residential zone and/or public space and dominate the streetscape only.

Consistency of terminology between the MDRZ and HDRZ

- 3.6** During the hearing Commissioner Munro also highlighted some inconsistencies in the provisions and particularly between the MDRZ and HDRZ and the treatment of "high quality" environments. Objective 8.2.3 requires 'reasonable' maintenance of amenity values on adjoining sites, whereas Objective 9.2.3 requires an 'appropriate' level of amenity values for neighbouring sites. Commissioner Munro indicated that HDRZ gives neighbours higher quality, however I note that when the HDRZ policy framework refers to high quality, this is in response to living environments and residents living on the development site rather than adjoining sites and therefore remains appropriate.

Recommendation / Section 32AA

- 3.7** For the reasons discussed above, I do not consider any amendments are required in response to the questions raised during the hearing in regard to the term 'high (or higher) quality urban design' as currently used in the PDP and subsequent recommended amendments to those provisions other than updating s42A Policy 13.2.2.3 to include the word 'quality' as follows:

s42A Policy 13.2.2.3 *Enable opportunities for ~~further~~ intensification of ~~development~~ in the town centre by providing ~~more generous~~ for increased building heights in the Wānaka Height Precinct that generally comprises, depending on the floor heights, a scale of around three to four storeys as viewed from the street, with a recessed fifth and sixth storey enabled where high quality urban design outcomes can be achieved.*

3.8 I consider that the recommended amendments to Policy 13.2.2.3 are more appropriate in achieving the objectives of the PDP than the notified rule. In particular, I consider that:

- (a) The amendment to the policy is more effective in achieving Objective 13.2.2 which refers to achieving ‘high quality urban design outcomes’ and will provide consistency and improve plan interpretation.

4. MEDIUM DENSITY RESIDENTIAL ZONE

Policy Clarification

4.1 During questioning, Commissioner Munro questioned the purpose of notified Policy 8.2.3.2 and sought clarification on whether this policy (particularly clause f) applies to the development site or to adjoining sites. Notified Policy 8.2.3.2 states the following:

8.2.3.2 Ensure that development provides high quality living environments with the following associated built form outcomes:

- a. achieving high levels of visual interest and avoiding apparent blank or unarticulated walls or facades;
- b. achieving well-overlooked, activated streets and public open spaces, including by not visually or spatially dominating street edges with garaging, parking or access ways;
- c. achieving a variation and modulation in building mass;
- d. use landscaped areas to provide permeable surface for stormwater disposal and to add to the visual amenity values of the development for on-site residents or visitors, neighbours, and the wider public;
- e. providing a high level of amenity that meets the day-to-day needs of occupants; and
- f. applying recession plane, building height, setbacks and site coverage standards as the primary means of providing for access to sunlight, privacy and ensuring an acceptable level of dominance for adjoining sites, acknowledging that alternative designs enabled through the resource

consent process may achieve the same or better outcomes in terms of amenity values.

- 4.2** My understanding is that the purpose of clause (e) is to provide a high level of on-site amenity for occupants of the site, whereas clause (f) focuses on providing an acceptable level of dominance on adjoining sites. This distinction between the policies could be clarified by introducing the following amendments:

e. providing a high level of amenity that meets the day-to-day needs of occupants on the development site; and

- 4.3** I note that if the Panel is to agree with my recommendation above, then I would also recommend that Policy 9.2.2.1(e) is amended as follows to ensure alignment between the Medium and High Density zones:

e. providing a high level of amenity that meets the day-to-day needs of occupants on the development site.

- 4.4** During my appearance at the hearing, Commissioner Munro also questioned how the matter of discretion 8.4.10(l) *low impact stormwater design* relates to intensification, given that there are no amendments proposed to site coverage.

- 4.5** As outlined in Section 8 of the s32 Report, consultation was undertaken with both Aukaha and Te Ao Mārama iwi authorities in the development of the draft variation in accordance with clause 3(1)(d) and 4A of Schedule 1 of the RMA. The noted issues of interest to the iwi authorities were climate change and the provision of infrastructure for wai (water), stormwater and wastewater disposal.

- 4.6** The QLDC Land Development & Subdivision Code of Practice favours low impact stormwater design as the preferred engineering solution, where feasible on a site. During discussions with iwi authorities the option of applying greater weight to low impact stormwater design, to address the issues of interest to iwi was discussed and supported by iwi authorities, in conjunction with the notified matters of discretion on infrastructure capacity.

- 4.7** Pursuant to clause 4A(1)(b) of Schedule 1 of the RMA, a local authority must have particular regard to any advice received on a draft proposed plan from iwi authorities. Even though there are no amendments proposed to site coverage, the

notified provisions do enable greater intensification on sites through increased densities. Therefore, I consider the inclusion of MOD in relation to low impact stormwater design to be relevant and appropriate to give effect to clause 4A(1)(b) of Schedule 1 of the RMA.

182D Arthurs Point

- 4.8** Mr Edmonds presented planning evidence on behalf of Arthurs Point Trustee Limited (1260) on 6 August 2025 alongside Mr Milne who presented landscape evidence.
- 4.9** Since that time the relief sought by the submitter has been amended to include an approximately 10m-wide setback from the Kimiākau Shotover River Outstanding Natural Feature (**ONF**) Priority Area boundary on the southern and south-western site boundaries (refer Figure 1 below) of 182D Arthurs Point Road (submission site). As outlined in Mr Milnes Summary Statement,⁴ it is proposed that the maximum building height would be 8m within this defined area (subject to Rule 8.5.5.1(a)) and 11m in the remainder of the mid terrace. A building setback of 5m rather than the standard 3m width is also proposed on the eastern site boundary, where it adjoins the Central Whakatipu Outstanding Natural Landscape (**ONL**) Priority Area.
- 4.10** Mr Milne supports a general increase of height on the submission site to 11m, with provision for a reduced height of 8m within 10m of the southern site boundary, which aligns with the terrace edge. In addition, he recommends a building setback of 5m from the eastern boundary, instead of the 1.5m setback that otherwise applies (Rule 8.5.9(b)).
- 4.11** In summary, Mr Edmond and Mr Milne recommend an amended planning map that identifies a 10m wide strip along the southern boundary and part of the western boundary of the site, to which rule 8.5.1.1a would still apply, and an addition to rule 8.5.9 to provide a 5m wide set back on the eastern boundary of the site. The map and recommended wording is outlined in pages 3-4 of Mr Edmond's supplementary memorandum.⁵

⁴ <https://www.qldc.govt.nz/media/2oudct5y/summary-statement-of-tony-milne-07-08-25.pdf>

⁵ <https://www.qldc.govt.nz/media/bysfvaav/arthurs-point-trustee-limited-1260-and-1338.pdf>

4.12 The amended relief sought was considered by Ms Mellsop and her memorandum dated 15 August 2025 is attached as **Appendix 1** to this Reply Evidence, where she notes that:

- (a) The proposed setback of taller built development from the terrace edge would minimise the visual impact of taller more bulky buildings from viewpoints below the site within the river corridor. However, this taller development would still be clearly perceived from viewpoints further to the west (Atley terrace, Shotover Gorge Trail, Watties Track and McChesney Road area) and from the east (Littles Road); and
- (b) While there is potential for landscaping within the proposed 5m building setback from the eastern boundary to partially screen and integrate taller buildings near this boundary, there are no provisions that would ensure this outcome.

4.13 Ms Mellsop concludes for the reasons set out in paragraph 15 of her earlier 21 July memorandum attached to my Rebuttal, that the 8m height limit for all of the Mid Terrace area of the submission site should be retained.

4.14 I stand by my view as outlined in paragraph 4.121 of my 42A Report and paragraph 6.13 of my Rebuttal in that an assessment as to whether greater heights at this location is appropriate and should continue to be assessed on its merits through a resource consent process to ensure that it is appropriate given its location adjacent to an ONL and an ONF.

Capacity of Infrastructure

4.15 During the Hearing the Panel asked Council witnesses if the notified matters of discretion that enable consideration of “capacity of existing or planned infrastructure/servicing” are intended to be on three waters infrastructure only (as opposed to other types of infrastructure as defined in the PDP). This is correct, the matter of discretion is intended to apply to infrastructure services for three waters

infrastructure, being potable water, stormwater and wastewater. Mr Powell has also advised me that this interpretation is correct.

- 4.16** I recommend that the matter of discretion in notified Rules 8.4.10(k) and 9.4.5(h) be amended to refer specifically to potable water, stormwater and wastewater services.
- 4.17** Ms Bowbyes has also addressed this matter in her Reply Evidence on the LDSRZ, regarding notified Rule 7.4.9(g). Ms Bowbyes recommends the same amendments. There are no other instances where this matter of discretion is used in the UIV provisions.
- 4.18** Scope for this recommended amendment is provided through submission points OS10.28, OS10.43, OS830.5, which seek that the notified amendments to the rule be deleted.
- 4.19** I also note that there is currently no policy in HDRZ that relates specifically to the three waters (there is in the MDRZ). Therefore, I recommend that a new policy is included under Objective 9.2.6 that refers specifically to the capacity of existing and/or planned infrastructure networks or upgrades for potable water, stormwater and wastewater services to provide policy support for the MOD recommended. In my view scope for this recommended amendment is provided through submission points OS15.1, OS381.7, OS573.3 which seek that any proposed intensification should be directed at areas where infrastructure has been, or can be, designed to accommodate such development.

Recommendation / Section 32AA

- 4.20** For the reasons outlined above, I recommend that matters of discretion 8.4.10(k) and 9.4.5 (h) is amended as follows:

S42A 9.4.5(h) capacity of existing or planned infrastructure/servicing for potable water, stormwater and wastewater services;

4.21 I also recommend that a new policy is included 9.2.6.(X) as follows:

9.2.6(x) Ensure development is designed consistent with the capacity of existing and/or planned infrastructure networks or upgrades for potable water, stormwater and wastewater services, and where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.

4.22 In my opinion the amendments to matter of discretion in notified Rules 8.4.10(k) and 9.4.5(h) are more appropriate in achieving s42A recommended Objective 8.2.5 and implementing notified Policy 8.2.5.2 (to be renumbered to 8.2.5.3) for the MDSRZ, and Objective 9.2.6 for HDRZ, as it focusses the matter of discretion on three waters infrastructure, which is the intent of the matter of discretion. In my view this amendment would improve alignment with PDP Strategic Objectives 3.2.2 and 3.2.2.1 by identifying the infrastructure for which discretion applies to ensure that urban development is integrated with existing and proposed infrastructure.

5. HIGH DENSITY RESIDENTIAL ZONE

Rule 9.5.1.1 Building Height

Arthurs Point

5.1 In his supplementary memorandum dated 22 August 2025, Mr Edmonds on behalf of Arthurs Point Trustee Limited (1260), accurately points out in his paragraph 14 that my recommended height rule for the HDRZ for Arthurs Point would result in a more restrictive status than the PDP.

5.2 In paragraphs 10-12 of his supplementary evidence, Mr Freeman also accurately noted that the current PDP height rules provide a stepped regime, with 12m being the permitted building height in the HDRZ (PDP Rule 9.5.1.1), between 12m and 15m as Restricted Discretionary activity (PDP Rule 9.5.1.1) and then anything exceeding 15m as Discretionary activity (PDP Rule 9.5.1.4). Mr Freeman's concern is that the policy framework as recommended in my S42A evidence is more restrictive than the PDP and the notified version of the Variation.

5.3 Even though I stand by my view and reasoning outlined in paragraphs 5.146 – 5.148 of my s42A report on Chapters 8, 9 and Hāwea as to the merits of a 12m permitted building height, I consider that it is better captured in a Rule where building heights up to 12m are permitted, and then anything above 12m is restricted discretionary. This is more enabling than the PDP (where anything above 15m triggered discretionary activity consent).

5.4 I recommend using the same matters of discretion that apply for any breaches to Rule 9.5.1.1 and adding in an additional matter of discretion that relates to transition with adjoining MDRZ to address the submitter's concerns. It is noted that this will still give effect to the corresponding policy I recommend in Paragraph 5.173 of my s42A report, and will mean that the updated approach is not more restrictive.

Queenstown

5.5 Mr Edmonds also provided supplementary memorandum on behalf of submitters Scenic Hotel Group Limited (763), Millenium and Copthorne Hotels New Zealand Limited and Hospitality Group Limited (FS 1344 and 1345) dated 22 August 2025. In his memorandum Mr Edmonds seeks amendments to Rule 9.5.1 which included a maximum building height of 18.5m for a new Stanley Street height precinct. The extent of this precinct is shown in Figure 1 of his memorandum.

5.6 My discussion and reasoning as set out in paragraphs 7.15 – 7.18 of my Rebuttal in regard to submitters Ashourian Partnership (1008), Skyline Tours Limited (984) and Pro-Invest Property 1 Limited Partnership (986) also applies to the relief sought by Mr Edmonds. In my view, the submitter has not provided any location-specific resource management issues or reasoning that distinguishes the site from other sites in the HDRZ. An accompanying policy for the provisions sought has not been recommended by Mr Edmonds.

5.7 In my view, the restricted discretionary activity consent for breaches to Rule 9.5.1 coupled with the matters of discretion provide the most appropriate consenting pathway for buildings greater than 16.5m.

Recommendation / Section 32AA

5.8 For the reasons outlined above, I recommend that Arthurs Point is taken out of s42A recommended rule 9.5.1.4 and the following new rule is inserted, as follows:

(a) **S42A Rule 9.5.1.4** ~~Maximum building height of 15m. In Wānaka (excluding Three Parks) and Arthurs Point~~ the maximum building height shall be 12m.

(b) Rule 9.5.1.X In Arthurs Point the maximum building height shall be 12m.

RD

Discretion is restricted to:

- a. building design and appearance, including roof form articulation and the avoidance of large, monolithic building forms;
- b. building dominance and sunlight access relative to neighbouring properties and public spaces including roads;
- c. how the design advances housing diversity, including size and typology;
- d. promotion of sustainability either through construction methods, design or function;
- e. privacy and outlook for occupants of the subject site and neighbouring sites;
- f. effects on significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan);
- g. effects of greater height on directly adjoining Medium Density Residential Zone;

5.9 In my opinion, the amended height provision is more appropriate in achieving the objectives of the NPS-UD and PDP than the notified provisions. In particular, I consider that:

- (a) Enabling greater heights, via restricted discretionary resource consent process provides a building envelope that is more commercially feasible whilst also managing any potential adverse effects through appropriate matters of discretion related to design and integration with adjoining zones;
- (b) Retaining 12m permitted building height in Arthurs Point mitigates the interface between the MDRZ and HDRZ zones and provides for Section 6 of the RMA and implements SP 3.3.30 in protecting the landscape values of the District's outstanding natural features and landscape and PDP Objective 4.2.2 B Urban development within Urban Growth Boundaries

that maintains and enhances the environment and protects ONLs and ONFs.

Lismore Street

5.10 Ms Macdonald and Mr Vivian appeared at the hearing on 25 August 2025 for a number of Submitters that own property on Lismore Street, Wānaka (1233, 1132, 1135, 1058, 1131, 1134, 1057). On page 10 of his summary statement⁶ Mr Vivian considers that the HDRZ at Lismore Street will most likely become dominated by large-scale visitor accommodation in the future. Mr Vivian proposed that Rule 9.5.1.4 be amended to include a location-specific RL as a maximum height for the middle row as it adjoins his clients' properties. This row includes the following properties, and the location of these is shown on the Location Plan on Page 15 of Mr Vivian's evidence:⁷

- (a) 23D Lismore Street (Lot 5 DP 332808)
- (b) 29-33 Lakeside Road (Lot 1 DP 17157)
- (c) 35 Lakeside Road (Lot 2 DP 5755)
- (d) 57 Lakeside Road (Lot 2 DP 512711)
- (e) 57A Lakeside Road (Lot 2 DP 568968)
- (f) 53 Lakeside Road (Section 1 SO 24370)
- (g) 55 Lakeside Road (Section 109 Block IX).

5.11 One of the key concerns raised in Mr Vivian's evidence appears to be related to impacts on existing amenity values and risks related to the establishment of visitor accommodation activities in the Lismore Street area, including that the "*policy intent of the variation – to provide for residential intensification – is not undermined by outcomes dominated by visitor accommodation*" (Paragraph 36 of Mr Vivian's evidence).

5.12 At paragraph 31 of his evidence, Mr Vivian similarly observes that there is no reason why bespoke provisions cannot be applied as sought by the Multiple Submitters, particularly where the objective is to maintain residential amenity in an area otherwise at risk of being dominated by visitor accommodation. I note that the

6 <https://www.qldc.govt.nz/media/hrnngew4/carey-vivian-summary-statement.pdf>

7 <https://www.qldc.govt.nz/media/jg1ifbs1/submitter-1233-1132-1135-1058-1131-1134-1057-carey-vivian.pdf>

planning provisions put forward by Mr Vivian do not propose to restrict visitor accommodation and rather only propose to reduce heights on sites adjoining the submitters' land. I also note that the original submissions sought to retain the status quo for the height limits for the Lismore Street HDRZ, whereas the relief advanced by Mr Vivian has now been narrowed to the sites identified in Mr Vivian's evidence on sites directly adjoining the submitters' land.

5.13 The accessibility and demand analysis identified this area of Wānaka as having high accessibility. I remain with the view set out in paragraphs 7.25 to 7.29 of my Rebuttal and note that no policy has been put forward by Mr Vivian that distinguishes these sites from other sites, and also that Mr Vivian does not identify a specific resource management issue that would be addressed by his recommended provisions. No evidence on or identification of unique site characteristics have been provided that would persuade me that bespoke heights are warranted.

5.14 Objective 4 of the NPS-UD is relevant which acknowledges that New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations. I also consider Policy 6 of the NPS-UD to be of relevance and that decision-makers are to have particular regard to the planned urban built form anticipated by the NPS-UD, and that changes in amenity in and of themselves are not an adverse effect. In paragraph 5.11 of his evidence Mr Vivian refers to subclause (b)(i) of Policy 6 and is of the view that this will not improve the amenity appreciated by other people, communities and future generations as it is unlikely to result in any increase in housing densities or types. I note that Policy 5 focuses on heights and densities of urban form, and does not differentiate between residential and commercial activities. Furthermore, the HDRZ has an existing enabling framework for visitor accommodation and the relief sought by Mr Vivian would not assist with achieving Objective 9.2.8, or Policy 9.2.8.1

6. QUEENSTOWN TOWN CENTRE ZONE

Public Places

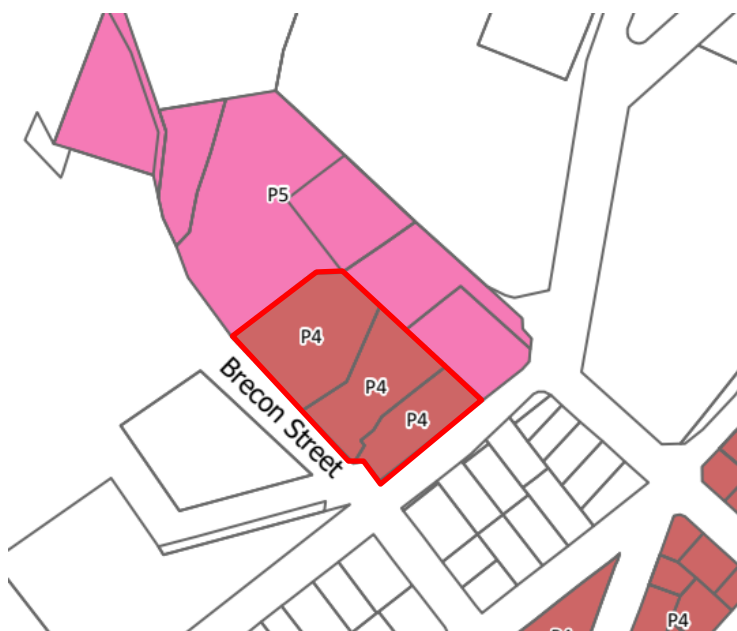
- 6.1** During questioning, Commissioner Munro drew my attention to my recommended change to s42A 12.2.2.3(c) in replacing the word ‘public places’ with ‘land zoned Open Space’ in regards to maintaining sunlight access. I understand that Commissioner Munro was not questioning my reasoning for changing it but more to ensure that a similar approach is taken for other zones, such as WTCZ. I have undertaken a review of the WTCZ framework and note that there are no other objectives or policies in Chapter 13 that seek to ‘maintain sunlight’ access on public place. Therefore, I do not recommend any further changes to Chapter 13 in regards to WTCZ.
- 6.2** Commissioner Munro also questioned the term ‘land zoned Open Space’ should be ‘land zoned Open Space and Recreation Zones’ to align with the PDP. I agree that using the term ‘Open Space and Recreation Zones’ would also capture the Recreation Zones and better align with Chapter 38 of the PDP and planning maps, as well as the intention of the of the policy.
- 6.3** I therefore recommend that Policy 12.2.2.3(c) be amended as follows:
- (b)*
 - (c) maintain sunlight access to land zoned within the Open Space and Recreation Zone ~~public places~~ and to footpaths, and with a particular emphasis on retaining solar access into the Special Character Area (as shown on the District Plan web mapping application); and*
 - (d).....*
- 6.4** I have not undertaken an additional section 32AA evaluation of the recommended amendment as I consider that the small scale of the change aligns with my assessment in Section 5.32 of my s42A report where I recommend amendments to the same provision by replacing public places with ‘land zoned Open Space’. In addition to the reasons already set out above, this change will provide consistency and improve plan interpretation.

Height Precinct Plan

- 6.5** Ms Clouston prepared planning evidence in support of Queenstown Gold Limited's (QGL) submission (765) which seeks that the height precinct plan be amended so that 27 Brecon Street, is subject to Height Precinct 4, rather than Height Precinct 5. In paragraph 4.9 of my Rebuttal, I state that this block of land is within Lakeview (also PC50). However, I acknowledge that Ms Clouston was correct in that the land referred to in the QGL original submission is located within Height Precinct 5 and within the scope of the UIV. The effect of the amendment sought would be to change the permitted height from 16m (as notified) to 24m. This is supported by urban design evidence prepared by Mr Compton-Moen.
- 6.6** This has been assessed by Mr Wallace in his Reply Evidence who generally concurs with the findings of Mr Compton-Moen and is supportive of the proposed increase in height at these sites from 16m to 24m noting that this land is much less sensitive to increases in height in this location.
- 6.7** I rely on and agree with Mr Wallace's assessment. When assessing the built form that can be achieved on the site with the notified version, against the relief that the submitter is seeking, in my view, the outcomes are similar, and would still align with the PDP objectives, particularly PDP SO 3.2.3, 3.2.3.1, 3.2.3.2 and 3.2.3.2. The relief sought will integrate with its surrounding urban environment by retaining the overall "amphitheatre" type configuration of the QTCZ as discussed in Paragraph 6.2.4 of the Urban Design Report attached to the s32 Report.

Recommendation / Section 32AA

- 6.8** I recommend for the reasons given above that the relief sought by QGL (765), is accepted and that the Precinct Plan is updated to Reclassify the land described as Lot 1 DP 306661.2 from Height Precinct 5 to Height Precinct 4 (as shown below).



- 6.9** In my opinion, the amended Height Precinct Plan and corresponding height provisions are more appropriate in achieving the objectives of the RMA, Policy 5 of the NPS-UD and PDP than the notified provisions. In particular, I consider that:
- (a) It better recognises that the sustainable use of land is achieved by enabling greater heights within the QTCZ and subsequently densities. Consequently, it is more efficient and effective than the notified objective in achieving the purpose of the RMA;
 - (b) It will assist with implementing PDP strategic directions, particularly, SO 3.2.1 and 3.2.2 and SP 3.2.1.2 and 3.2.2.1; and
 - (c) It results in economic benefits by supporting economic activity and diversification of commercial and community activities and services within the town centre and will encourage residential apartment development within the QTCZ at above ground floor levels which will provide for additional housing choice.

Rule 12.5.8 – Building façade height and setback of upper floors

- 6.10** Mr Freeman appeared at the hearing on 6 August 2025 on behalf of Multiple Submitters and spoke to his evidence⁸ seeking that Rule 12.5.8 should be updated to include Height Precinct 7. This is consequential to the relief advanced by Mr Freeman on behalf of the same submitters through evidence exchange to amend the Height Precinct Plan to create a new Height Precinct 7 for the properties at 48 and 50 Beach Street with a maximum height limit of 15m. Mr Freeman has specifically sought that Height Precinct 7 be added to Rule 12.5.8.2 which requires a minimum building setbacks from all road boundaries of 3m where the building exceeds 12m from the ground level.
- 6.11** I recommended in paragraph 4.28 of my Rebuttal that Height Precinct 7 has a permitted building height of 15m. The amendment sought by Mr Freeman has been reviewed and addressed in Mr Wallace's Reply Evidence, where he agrees with Mr Freeman that Height Precinct 7 would fit best within Rule 12.5.8.2. Mr Wallace notes that Rule 12.5.8.1 was designed to apply to the lowest height areas within / adjacent to the heritage areas, Rule 12.5.8.2 reflects that the building in Height Precinct 7 will go a bit higher. Mr Wallace acknowledges that it does create a theoretical anomaly in the street wall but as there is already a building on this site (48 – 50 Beach Street) such a situation already exists so it does not introduce any effect per, se but does increase the potential ease / flexibility of redevelopment of the site which would probably be of benefit to the design of the town centre.
- 6.12** I rely on and agree with Mr Wallace's assessment set out in his Reply Evidence. In my view the relief sought by the submitter would still achieve the same outcome to what was notified, by ensuring that new developments, when viewed from the street, would retain the predominant "low-scale" 3 to 4 storey character and give effect to SO 3.2.3 and particularly SP 3.2.3 by providing a planning framework that enables quality development and enhancement of the centres.

8 <https://www.qldc.govt.nz/media/vqlfqrtp/summary-multiple-gstn-submitters-scott-freeman-lane-neave.pdf>

- 6.13** In the memorandum of counsel dated 14 August 2025⁹ Mr Freeman also supports an amendment to Rule 12.5.8 to ensure the rule appropriately addresses the amendments to building heights in Height Precinct 3A and 3B Man Street.
- 6.14** This relief is sought on behalf of Cactus Kiwi NZ Limited Partnership (1004) and Man Street Properties Limited (991) whose submission sought that building height on properties on Man Street are measured from a fixed datum point on the property. This relief sought is in response to the topography of the sites and has been addressed in Paragraph 5.109 of my s42A Report on Town Centres and Business Zones and paragraph 4.41 of my Rebuttal.
- 6.15** Even though this specific relief was not sought in the original submissions, I consider it to be a consequential amendment in that it relates to the building height on the specific land at 10, 12, 14, 18, 20, 22, 26 and 26 Man Street. This relief was also discussed through the course of the hearing when Mr Freeman appeared on behalf of the submitters on 6 August 2025.
- 6.16** I agree with Mr Freeman that for the purpose of Rule 12.5.8.2, the height should be measured from the level of the Man Street road boundary because the Brecon Street road boundary (sloping down the Brecon Street steps) is significantly lower than the Height Precincts 3A and 3B datums from which their height limits are measured. This would also ensure that the benefits outlined in Section 6.2.4 of the Urban Design Report are still achieved by measuring from the Man Street road boundary, including retaining the “low scale” character when viewed from its immediate surrounding and give effect to strategic objective 3.2.3 and particularly policy 3.2.3 by providing a planning framework that enables quality development and enhancement of the centres.

9 <https://www.gldc.govt.nz/media/l0zphx02/memo-of-counsel-multiple-gstn-submitters-lane-neave.pdf>

Recommendation / Section 32AA

- 6.17** For these reasons discussed above, I recommend that Rule 12.5.8.2 is updated as follows:

42A 12.5.8 Building façade height and setback at of upper floors

For the purpose of this rule, refer to the Height Precinct Map (Figure 2 at the end of this Chapter).

12.5.8.1 Within Precinct 2, a 4m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 8m from the ground level.

12.5.8.2 Within Precincts 3 ~~and 4~~ and 7:

a) A 3m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 12m from the ground level, providing that the maximum height of the building is no greater than 16m.

b) For buildings greater than 16m in height, a 6m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 12m from the ground level.

c) When applying Rule 12.5.8.2 to Height Precinct 3 (Man Street), Area A and Area B, the building façade height and setback at upper floors shall be, for both Man and Brecon Streets, measured from the level of the adjoining Man Street road boundary.

[...]

- 6.18** I consider that the recommended amendments to Rule 12.5.8 are more appropriate in achieving the objectives of the PDP than the notified rule. In particular, I consider that:

- (a) The amendment to the rule requires building setback for recommended Height Precinct 7 at upper floors to ensure the predominant "low-scale" 3 to 4 storey character is retained and give effect to strategic objective 3.2.3 and particularly policy 3.2.3.2 by providing a planning framework that enables quality development and enhancement of the centres; and
- (b) Measuring the building façade height for the land identified as Area A and Area B within Height Precinct 3 from the Man Street road boundary reflects the unique topography to ensure that the rule works as intended and therefore more effective in meeting Objective 12.2.3 by supporting a

vibrant Town Centre by maintaining a reasonable level of residential amenity within Town Centre Zone.

Outlook Space - Rules 12.5.12 and 13.5.15

- 6.19** Ms Bowbyes has responded to questions from the Panel regarding the s42A recommended definition of Outlook Space in her Reply Evidence. I have checked the recommended provisions for alignment with the s42A wording of the definition, in order to improve alignment with the recommended definition, and note that the outlook space rules in the QTCZ and WTCZ will require amendments to improve alignment and consistency with the s42A recommended wording of the outlook space rules in the MDRZ and HDRZ (see paragraphs 4.185 and 5.226 of my s42A Report on S42A Rule 8.56 and S42A Rule 9.5.8).
- 6.20** Therefore, I recommend that amendments are also made to Rules 12.5.12 and 13.5.13 Outlook Space to also refer to 'main living room' for consistency and plan interpretation. This also includes my recommendation for including note in Rules 12.5.12 and 13.5.13 that clarifies for instances when there is more than one window or glass door in a room, outlook space is to be measured from the largest window or glass door. Given that this is already included in the definition, it is not adding any additional requirements, but instead improving clarity, consistency and plan interpretation. This will draw attention to the requirement in the definition and will assist with addressing the scenario of an open plan multi-purpose room, as in most situations the 'living room' part of the room would have the largest window or glass door.
- 6.21** In my view scope for this recommended amendment is provided through submission points OS1168.6, OS10.62, OS10.78, OS406.18, OS948.12, which seek that the rules be deleted.
- 6.22** I note that for Rules 12.5.12 and 13.5.13 Outlook Space I recommend that the Note reads as "If there is more than one window or glass door in a room, the outlook space is measured from the largest one." whereas for the equivalent rules in MDRZ and HDRZ I have recommended the wording "If there is more than one window or glass door in a room, it is measured from the largest one." Using the term 'outlook

space” rather than ‘it is’ improves the plan drafting and clarity and does not change the requirements or intent of the rule. It also is more appropriate as an Advice note rather than as part of the rule as currently worded. Therefore I recommend that this wording is also applied to Rules 12.5.12 and 13.5.13.

Recommendation / Section 32AA

6.23 For the reasons discussed above, I recommend that the following amendments are made:

Rule 12.5.12 Outlook Space (per unit)

The minimum dimensions for the required outlook space for each residential and visitor accommodation unit are as follow:

12.5.12.1 A ~~principal~~ main living room/space must have an outlook space with a minimum dimension of 6m in depth and 4m in width; and

12.5.12.2 All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m width;

Note: If there is more than one window or glass door in a room, the outlook space is measured from the largest one.

42A 13.5.15. Outlook Space (per unit)

The minimum dimensions for the required outlook space for each residential and visitor accommodation unit are as follow:

13.5.14.1 A ~~principal~~ main living room/space must have an outlook space with a minimum dimension of 6m in depth and 4m in width; and

13.5.14.2 All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m width;

Note: If there is more than one window or glass door in a room, outlook space is measured from the largest one.

42A 8.5.6. Outlook Space (per unit)

The minimum dimensions for the required outlook space for each residential or visitor accommodation unit are as follows:

- a. A ~~principal main~~ living room/space must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and
- b. All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width ~~and~~;

Note: If there is more than one window or glass door in a room, ~~it~~ outlook space is measured from the largest one.

42A 9.5.8. Outlook Space (per unit)

The ~~principal main~~ dimensions for the required outlook space for each residential or visitor accommodation unit are as follow:

- a. A principal living room/space must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and
- b. All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width ~~and~~;

Note: If there is more than one window or glass door in a room, ~~it~~ outlook space is measured from the largest one.

6.24 I have not undertaken an additional section 32AA evaluation of the recommended amendment as I consider that the small scale of the change aligns with my assessment in Sections 4.186 and 5.227 of my s42A report where I recommend amendments to the same provisions in the MDRZ and HDRZ zones.

Rule 12.5.9 Maximum Building Height

Title 1069803 – Man Street, Hay Street, Shotover Street

6.25 Mr Farrell provided additional information to the Hearings Panel by way of a memorandum dated 27 August 2025 on behalf of Well Smart (1168) where he supports amendments to Rule 12.5.9 to provide for a more enabling height to the land contained in Title 1069803, as well as management of construction noise for developments. I address the height component relief sought in my evidence and note that Ms Bowbyes has addressed the relief sought on construction noise in her Reply Evidence.

6.26 Mr Farrell supports a maximum height of 20m above the original ground level at 6m setback from the south-western boundaries with a perpendicular horizontal plane or alternatively a maximum height of 24m for the land contained in Title 1069803 contained within notified Height Precinct 3.

6.27 Mr Farrell notes that *“due to the sloping nature of the site, 20m high buildings cannot practically be constructed to comply with the 20m building height standard”* and provides a number of figures in support of his views of a ‘live working draft hotel design’, in his memorandum. In paragraph 13 of his memorandum Mr Farrell states *“the suggested amendment would result in the theoretical maximum building height being up to about 26m (at point “F”) and 23m (at point “G”) along the sites eastern boundary.”* No urban design assessment has been provided by the submitter.

6.28 The Height Strategy as outlined in the Urban Design Report attached to the S32 has been consistently applied to building heights in the QTCZ and I am not persuaded that the characteristics of this specific site are sufficiently unique to warrant a bespoke height rule. Furthermore, there is no policy support in Chapter 12 for a bespoke height rule (that the rule would implement) and no policy has been put forward by Mr Farrell.

Non-complying Activity Status for breaches to Rule 12.5.9

6.29 Ms Clouston provided a memorandum on behalf of Queenstown Gold Limited (765) and Continuum Hotel Limited (771) on 22 August 2025 which seeks amendments to Rule 12.5.9 to change the activity status for breaches from non-complying to restricted discretionary activity status. As outlined in her memorandum, Ms Clouston considers that greater heights should be provided for as an anticipated activity in the QTCZ, commensurate to Queenstown Town Centre as an area of greater (highest) accessibility and that a restricted discretionary activity status would be consistent with the equivalent rule in the HDRZ.

6.30 Ms Clouston recommends matters of discretion that mirror the matters of discretion for building façade height and setback of upper floors in the QTCZ in Rule 12.5.8. In Ms Clouston’s view, these matters of discretion are focused on height-specific effects.

6.31 In my view, notified Rule 12.5.8 requiring setback at upper floors serves a different purpose to the height rule, with the main outcomes sought by Rule 12.5.8 being to

retain the predominant “low scale” 3 to 4 storey character and also maintaining a degree of sunlight access. The full benefits of this rule are outlined in Section 6.2.4 of the Urban Design report appended to the s32 Report.

- 6.32** The current PDP rule framework applies a tiered approach to heights in the QTCZ, with Rule 12.5.8 providing permitted building heights and any exceedance of these triggering restricted discretionary activity status up to the heights in Rule 12.5.9, which provide maximum building heights with any breaches requiring non-complying activity consent. This tiered approach is consistent with the other mixed-use zones in the PDP, being the WTCZ, Business Mixed Use Zone (**BMUZ**) and Local Shopping Centre Zone (**LSCZ**).
- 6.33** The rule framework as notified for building heights in the QTCZ removes the middle (restricted discretionary activity) tier and specifies the maximum building heights. If a restricted discretionary activity framework was introduced as suggested by Ms Clouston, then in my view a review of the height standards would be required. Using the non-complying activity status provides certainty around maximum building heights and contributing to the amphitheatre height strategy as recommended by the Urban Design Report. This also ensures that building heights should transition down to lower heights to recognise a slight reduction in accessibility, provide an appropriate interface with the historic core of the town centre and surrounding residential uses, and retain an appropriate level of sunlight in key open spaces of the Village Green, Earnslaw Park, Marine Parade and the grounds of St Peter’s Anglican Church.
- 6.34** Whilst Ms Clouston’s position states that greater height is anticipated in the QTCZ, the effect of her recommended amendments is that *any* building height would be an anticipated activity, due to the enabling activity status sought (being restricted discretionary instead of non-complying).
- 6.35** In her memorandum Ms Clouston refers to consistency with HDRZ provisions, however I am not convinced that the assessment provided by Ms Clouston, or the associated matters of discretion have been adequately considered or addressed. Policy 12.2.2.4 provides policy support as well as clear direction for buildings that

exceed the notified and s42A recommended non-complying height standards, providing that they can meet the criteria outlined in Policy 12.2.2.4. These do not appear to have been assessed or considered by Ms Clouston in her memorandum.

6.36 I am not convinced that the policy framework as well as matters of discretion suggested by Ms Clouston, gives effect to the following objectives and policies:

- (a) Objective 3.2.3 - A quality built environment taking into account the character of individual communities.
- (b) Policy 3.2.3.1 – The Districts important historic heritage values are protected by ensuring development is sympathetic to those values.
- (c) Policy 3.2.3.2 Built form integrates well with its surrounding urban environment.
- (d) Objective 12.2.2 Development that achieves high quality urban design outcomes and contributes to the town’s character, heritage values and sense of place.

6.37 For the reasons outlined above, I consider that the notified and s42A recommended version of the rule is more appropriate than the policy framework advanced by Ms Clouston.

7. BUSINESS MIXED USE ZONE

Rule 16.5.8 Discretionary building Height and Rule 16.5.9 Maximum Building Height

7.1 The memorandum provided by Ms Wolt on behalf of Queenstown Airport Corporation Limited (**QAC**) dated 4 September 2025 advances a draft rule framework that recognises and accounts for the Queenstown Airport Obstacle Limitation Surfaces (**OLS**) and the risk to aircraft safety that increased building heights in the Frankton North BMUZ may pose.

7.2 Ms Wolt states that QAC is concerned with the proposed building height increases because part of the Frankton North BMUZ lies under the OLS for the crosswind runway at Queenstown Airport. Through paragraph 11 of the memorandum QAC maintains its opposition to submitter relief that seeks to increase building height in

the Frankton North BMUZ to anything beyond the notified proposal, as buildings of further increased height would likely or inevitably penetrate the OLS, if located under it.

7.3 Notified Rule 16.5.8 enables a building height of 16.5m for the Frankton North BMUZ (an increase from the current 12m) as a Discretionary activity. However, no amendments were notified to Rule 16.5.9.1(d) which provides for a maximum height of 20m for the Frankton North BMUZ.

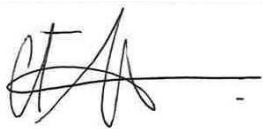
7.4 As Ms Wolt correctly points out in paragraph 6 of her memorandum, the OLS are recognised and protected under Designation 4 in PDP Chapter 37 - Designations, for which QAC is the requiring authority. No obstacle, permanent or temporary, may penetrate the OLS at any time without QAC's prior written approval. The OLS diagram is also included in PDP Chapter 30 at Section 30.7, Figure 3. QAC have not provided any detail on the part of the site within the OLS that would be affected by the increase in building height from 12m to 16.5.

7.5 In QAC's Designation 4, there is an existing Advice Note in Section D.3 Airport Approach and Land Use Controls that says the following:

New objects or extensions of objects that penetrate the take off and approach surfaces shall be prohibited except where the new object or extension is shielded by an existing immovable object or the penetration is a temporary short term penetration (e.g. construction machinery or equipment) of these surfaces that has been authorised by the Queenstown Airport Corporation Limited.

7.6 I have considered the suggested drafting as outlined in Attachment A of Ms Wolt's memorandum which refers to Designation 4 Airport Approach and Land Use Control in Chapter 37 (I note that this should be Designation 3). I consider that including this within Chapter 16 would create unnecessary duplication and confusion with Chapter 37 of the PDP.

- 7.7** If the Panel is minded to address this matter in the Frankton North BMUZ provisions, an advice note could be included within Rule 16.5.8 Discretionary building height to draw attention to the requirements of the Designation 4 OLS. However, in my view this may be interpreted by plan-users as meaning that the Designation D.3 OLS requirements apply only to the Frankton North BMUZ and therefore may result in inconsistent PDP provisions and confusion for plan users.
- 7.8** Further, there is a separate process in the RMA for designations to be amended. If QAC elected to follow that process, that could result in inconsistency with PDP content, which could only be updated via a plan change process.

A handwritten signature in black ink, appearing to be 'CF', followed by a horizontal line.

Corinne Frischknecht

1 October 2025

**Appendix 1: Ms Helen Mellsop review of hearing summary landscape evidence of
Tony Milne, dated 7 August 2025**

Memo

FILE REF: Urban Intensification Variation – Arthurs Point Trustees Ltd (Submitter 1260)

TO: **Corinne Frischknecht** – Senior Policy Planner, QLDC

FROM: Helen Mellsop – Registered NZILA Landscape Architect

DATE: 15 August 2025

SUBJECT: **Review of hearing summary landscape evidence of Tony Milne, dated 7 August 2025**

INTRODUCTION

1. This further memorandum relates to the submission of Arthurs Point Trustees Limited (Submitter 1260) on the Urban Intensification Variation to the Proposed District Plan (**PDP**). I provided a memorandum on 21 July 2025, which included a peer review of the landscape evidence of Tony Milne dated 3 July 2025. As presented at the hearing on 4 July 2025 and in the supplementary memo from Mr John Edmonds, the relief sought by the submitter has now been amended to include an approximately 10m-wide setback from the Kimiākau Shotover River Outstanding Natural Feature (**ONF**) boundary on the southern and south-western site boundaries (refer **Figure 1** below) of 182D Arthurs Point Road (**submission site**). It is proposed that the maximum building height would be 8m within this defined area (subject to Rule 8.5.5.1(a)) and 11m in the remainder of the mid terrace. A building setback of 5m rather than the standard 3m width is also proposed on the eastern site boundary, where it adjoins the Central Whakatipu Outstanding Natural Landscape (**ONL**) Priority Area.
2. The proposed setback of taller built development from the terrace edge would minimise the visual impact of taller more bulky buildings from viewpoints below the site within the river corridor. However, this taller development would still be clearly perceived from viewpoints further to the west (Atley Terrace, Shotover Gorge Trail, Watties Track and McChesney Road area) and from the east (Littles Road). I also note that the proposed height setback does not extend along the entirety of the ONF boundary within or adjacent to the site (refer circled area in **Figure 2** below).
3. While there is potential for landscaping within the proposed 5m building setback from the eastern boundary to partially screen and integrate taller buildings near this boundary, there are no provisions that would ensure this outcome.
4. For the reasons set out in paragraph 15 of my 21 July memo, I remain supportive of retaining the 8m height limit for all of the Mid Terrace area of the submission site.

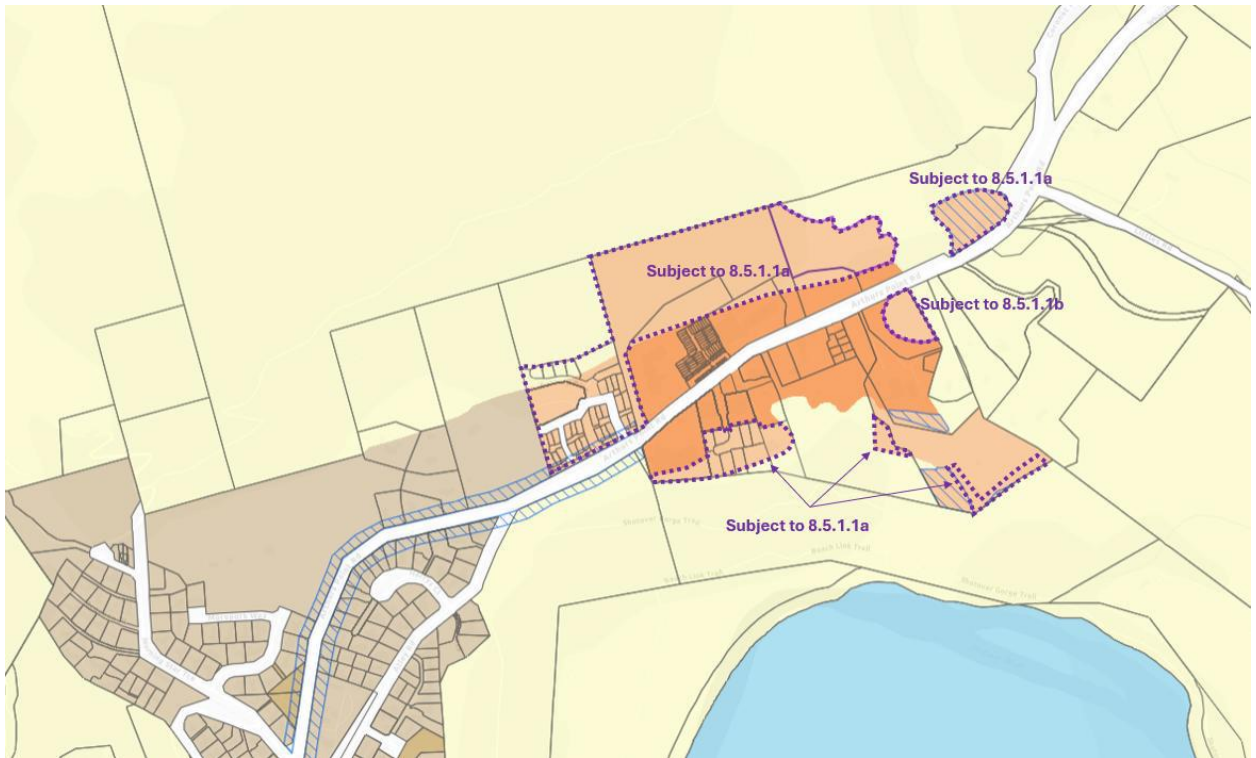


Figure 1: Plan of areas in MDRZ areas in Arthurs Point proposed to be subject to specific rules in the hearing evidence of Mr John Edmonds.

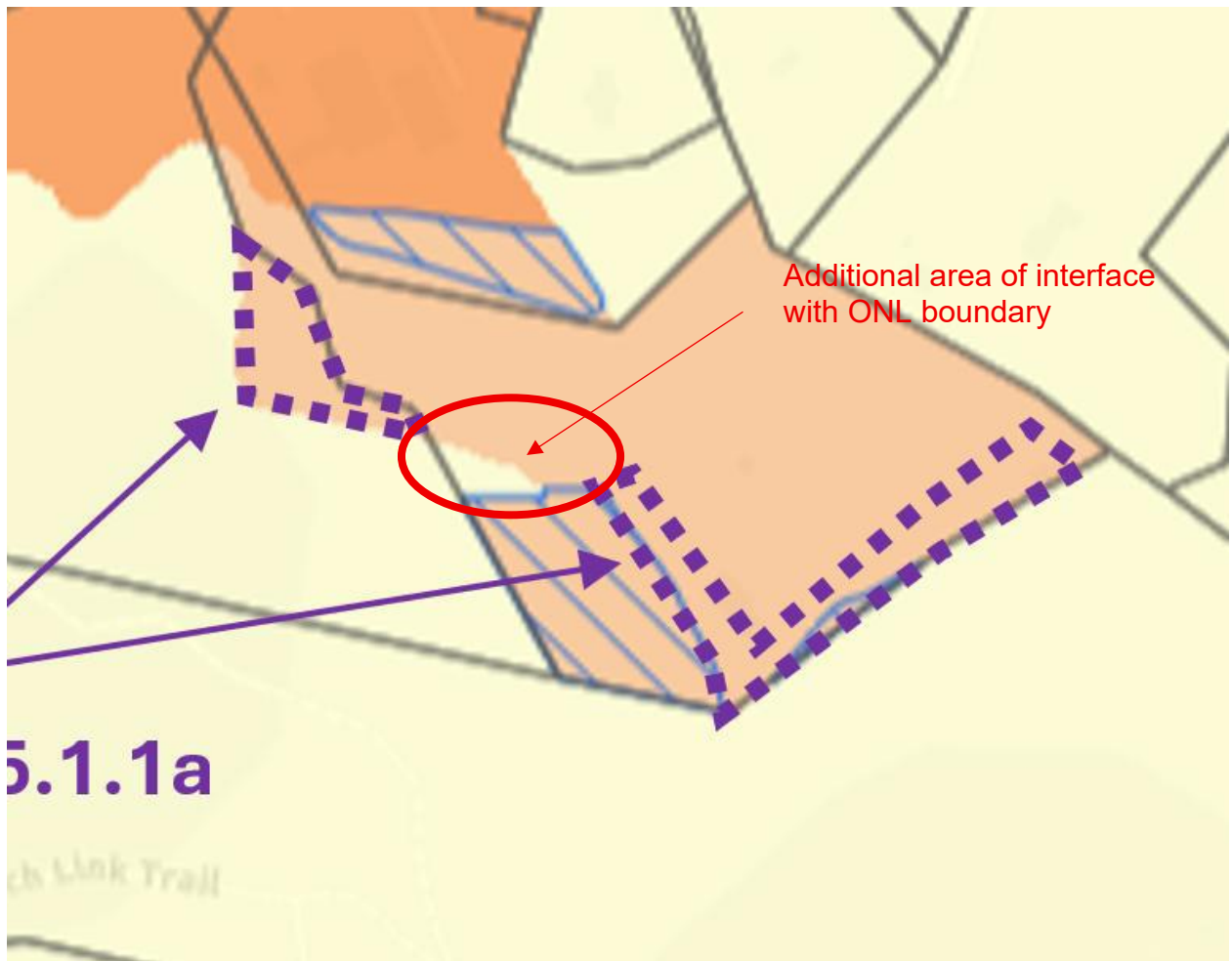


Figure 2: Close up of areas proposed to be subject to specific rules in the hearing evidence of Mr John Edmonds.

Helen Mellsoy
BLA, BHB, Dip Hort (Distinction)
Registered NZILA Landscape Architect

Appendix 2: Review of QLDC Residential Zone Design Guide with PDP provisions

Gap Analysis of Urban Design Policy Framework in PDP - for LDSRZ, MDRZ, HDRZ

How to read this table:

- **Key themes:** The key themes as identified in the Residential Design Guidelines 2021 (RDG) (**see Section 2 of UIV Reply evidence – Corinne Frischknecht**)
- **Objectives and Policies (that support design outcome):** PDP, s42A and rebuttal Objectives and Policies that support / flesh out the matters of discretion (**MOD**), and that support the overall proposed design outcome.
- **Relevant matters of discretion:** Relevant PDP, s42A and rebuttal matters of discretion
- **Gap analysis:** identified gaps and recommended drafting for policies and / or MOD that would provide further plan integration between the PDP and the RDG. .

Key themes	PDP Objectives and Policies (that support the proposed design outcomes) ¹	Relevant matters of discretion	Gap analysis and recommended amendments to S42A Polices and MOD
<u>Housing diversity and adaptability</u> Development should encourage diverse housing and enable a variety of homes that meet the needs of different households	LDSRZ Objective 7.2.1 - Development within the zone provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone. <ul style="list-style-type: none"> • Policy 7.2.1.2 - Encourage an intensity of development that maximises the efficient use of the land in a way that is compatible with the scale and character of existing suburban residential development, and maintains suburban residential amenity values including predominantly detached building forms, and predominantly one to two storey building heights. 	<i>Rule 7.4.9 (a) how the design advances housing diversity, including through providing a range of unit sizes and typologies;</i>	There is an existing MOD but limited policy to support / further guide this matter of discretion. However, this is sufficient for LDSRZ given its mainly detached housing and only a small range of housing typologies that are enabled, including provision for a 70m ² residential flat in conjunction with a residential unit as a permitted activity (subject to compliance with standards). The provisions enable flexibility for the residential flat to be attached or detached from the residential unit.
	MDRZ 8.2.1 Objective - Medium density development occurs close to employment centres which encourage travel via non-vehicular modes of transport or via public transport. <ul style="list-style-type: none"> • Policy 8.2.1.2 Provide for compact development forms that encourage a diverse housing supply and contribute toward containing the outward spread of residential growth away from employment centres. • Policy 8.2.1.4 Enable medium density development through a variety of different housing forms including terrace, semi- detached, duplex, townhouse, <u>or low-rise apartments.</u> or small lot detached housing. 	<i>Rule 8.4.10.3 (d) how the design advances housing diversity, including through providing a range of unit sizes and typologies;</i>	This design outcome adequately covered in policy and MOD as notified.
	HDRZ 9.2.1 Objective – High density housing development occurs in urban areas close to town centres, to provide greater housing diversity and respond to expected population growth. <ul style="list-style-type: none"> • Policy 9.2.1.1 Provide sufficient high density zoned land that enables diverse housing supply and visitor accommodation close to town centres. • Policy 9.2.8.1 Provide sufficient high density zoned land to enable a range of accommodation options for visitors to establish close to town centres. 	<i>Rule 9.4.5 (d) how the design advances housing diversity, including through providing a range of unit sizes and typologies;</i>	This design outcome is adequately covered in policy and MOD as notified and recommended through s42A.
<u>Interface with street and public space</u>	LDSRZ	<i>Rule 7.4.9 (e) street activation</i>	Existing provisions are considered appropriate. This design outcome is not as critical for LDSRZ given

¹ Note that these provisions are a combination of PDP version and some have changes recommended in s42A and rebuttal. The colours used match the key as included in the recommended provisions attached to the legal submission.

Key themes	PDP Objectives and Policies (that support the proposed design outcomes) ¹	Relevant matters of discretion	Gap analysis and recommended amendments to S42A Policies and MOD
To ensure buildings are designed and positioned to enhance streetscape and neighbourhood character, provide visual interest, support safety through passive surveillance, and balance privacy with active engagement of public spaces.	7.2.3 Objective - Encourage higher density development where it responds sensitively to the context and character of the locality and is designed to maintain local amenity values. <ul style="list-style-type: none"> Policy 7.2.3.1 Encourage densities higher than 1:450 square metres per residential unit where this is designed to fit well with the immediate context, with particular significance attached to the way the development: <ul style="list-style-type: none"> provides activation of streets through the placement of doors, windows and openings that face the street. 	<i>(f) building dominance</i>	lower density and mainly detached housing that is enabled.
	MDRZ 8.2.2 Objective - Development contributes to the creation of a new, high quality built character within the zone through quality urban design solutions which positively respond to the site, neighbourhood and wider context. <ul style="list-style-type: none"> Policy 8.2.2.1 Ensure buildings address streets and other adjacent public space with limited presentation of unarticulated blank walls or facades to the street(s) or public space(s). Policy 8.2.2.2 Require visual connection with the street through the inclusion of windows, outdoor living areas, low profile fencing or landscaping. Policy 8.2.2.3 Ensure street frontages are not dominated by garaging through consideration of their width, design and proximity to the street boundary. Policy 8.2.2.4 Ensure developments reduce visual dominance effects through variation in facades and materials, roof form, building separation and recessions or other techniques. Policy 8.2.2.5 Ensure landscaped areas are well designed and integrated into the design of developments, providing high amenity spaces for residents, and to soften the visual impact of development, with particular regard to any street frontage(s). 8.2.3 Objective - Development provides high quality living environments for residents and provides reasonable maintenance of amenity values enjoyed on adjoining sites, <u>while</u> taking into account the changing future character intended within the zone. <ul style="list-style-type: none"> Policy <u>8.2.3.2 Ensure that development provides high quality living environments with the following associated built form outcomes:</u> <ol style="list-style-type: none"> <u>achieving high levels of visual interest and avoiding apparent blank or unarticulated walls or facades;</u> <u>achieving well-overlooked, activated streets and public open spaces, including by not visually or spatially dominating street edges with garaging, parking or access ways;</u> 	<i>Rule 8.4.10.3</i> <i>(a) location, external appearance, site layout and design of buildings and fences and how the development addresses its context to contribute positively to the character of the area;</i> <i>(b) building dominance relative to neighbouring properties and public spaces including roads;</i> <i>(h) street activation;</i>	<p>The notified policies are considered appropriate but minor amendments to MOD are recommended to give better effect to policy and design guidelines.</p> <p>Therefore, I recommend the following amendment to existing MOD: 8.4.10.3 (h) <u>well-overlooked public spaces including roads streets activation</u></p> <p>And a new MOD as follows: 8.4.10.3 (x) <u>the location and visibility of garages and parking from public spaces including roads.</u></p>
	HDRZ 9.2.1 Objective – High density housing development occurs in urban areas close to town centres, to provide greater housing diversity and respond to expected population growth. <ul style="list-style-type: none"> Policy 9.2.2.1 Require that development within the zone responds to its context, with a particular emphasis on the following essential built form outcomes: <ol style="list-style-type: none"> achieving high levels of visual interest and avoiding blank or unarticulated walls or facades; achieving well-overlooked, activated streets and public open spaces, including by not visually or spatially dominating street edges with garaging, parking or access ways; 	<i>Rule 9.4.5</i> <i>(b) location, external appearance, site layout and design of buildings and fences and how the development addresses its context to contribute positively to the character of the area;</i> <i>(c) building dominance and sunlight access relative to</i>	<p>The notified policy is considered appropriate but new MOD would give better effect to policy and design guidelines.</p> <p>Therefore, I recommend the following additional MOD:</p> <p><u>9.4.5 (x) providing visual connection with the street through the inclusion of windows, outdoor living areas, low profile fencing or landscaping.</u></p> <p><u>9.4.5 (x) the location and visibility of garages and parking from public spaces including roads.</u></p>

Key themes	PDP Objectives and Policies (that support the proposed design outcomes) ¹	Relevant matters of discretion	Gap analysis and recommended amendments to S42A Polices and MOD
		<i>neighbouring properties and public spaces including roads;</i>	9.4.5 (x) providing a clearly visible pedestrian entrance from the road frontage.
<u>Site context and layout</u> To ensure development responds to site characteristics and constraints, with building layout and orientation that maximise amenity, sunlight, privacy, and quality outdoor living.	LDSRZ 7.2.1 Objective - Development within the zone provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone. <ul style="list-style-type: none"> Policy 7.2.1.3 Ensure that the height, bulk and location of development maintains the suburban-intensity character of the zone, and maintains the amenity values enjoyed by users of neighbouring properties, in particular, privacy and access to sunlight. Policy 7.2.1.5 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2023 2021. 7.2.3 Objective - Encourage higher density development where it responds sensitively to the context and character of the locality and is designed to maintain local amenity values. <ul style="list-style-type: none"> Policy 7.2.3.1 Encourage densities higher than 1:450 square metres per residential unit where this is designed to fit well with the immediate context, with particular significance attached to the way the development: <ol style="list-style-type: none"> manages dominance effects on neighbours through measures such as deeper setbacks, sensitive building orientation and design, use of building articulation and landscaping; achieves a reasonable level of privacy between neighbours through measures such as deeper boundary setbacks, offsetting habitable room windows that face each other, or the use of screening devices or landscaping; provides activation of streets through the placement of doors, windows and openings that face the street. 	Rule 7.4.9 <i>(d) street activation;</i> <i>(e) building dominance;</i>	This design outcome is adequately covered in policy and matters of discretion.
	MDRZ 8.2.1 Objective - Medium density development occurs close to employment centres which encourage travel via non-vehicular modes of transport or via public transport. <ul style="list-style-type: none"> Policy 8.2.1.1 Provide opportunities for medium density housing close to town centres, local shopping zones, activity centres and public transport routes Policy 8.2.1.3 Enable increased densities where they are located within easy walking distance of employment centres and public transport routes, subject to environmental constraints including local topography, stability and waterways, that may justify a limitation in density or the extent of development. 8.2.2 Objective - Development contributes to the creation of a new, high quality built character within the zone through quality urban design solutions which positively respond to the site, neighbourhood and wider context. <ul style="list-style-type: none"> Policy 8.2.2.6 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2023 2021. 8.2.3 Objective - Development provides high quality living environments for residents and provides reasonable maintenance of amenity values enjoyed on adjoining sites, <u>while</u> taking into account the <u>changing</u> future character intended within the zone.	8.4.10.3 <i>(a) Location, external appearance, site layout and design of buildings and fences and how the development addresses its context to contribute positively to the character of the area;</i> <i>(c) residential amenity values for occupants of buildings on the site;</i> <i>(f) privacy for occupants of the subject site and neighbouring sites; including cumulative privacy effects resulting from several household units enabling overlooking of another unit of units;</i>	The design outcome is generally covered but there would be benefits from amendments to provide further policy support and directive MOD. I recommend amendments to Policy 8.2.3.1 as follows: <ul style="list-style-type: none"> 8.2.3.1 Require that development within the zone responds to its context, characteristics of the site and planned built form and local amenity, anticipated character acknowledging that amenity values will change over time as intensification occurs. I recommend amendments to existing MOD as follows: 8.4.10.3 (a) Location, external appearance, site layout and design of buildings and fences and how the development addresses its context, including site topography and

Key themes	PDP Objectives and Policies (that support the proposed design outcomes) ¹	Relevant matters of discretion	Gap analysis and recommended amendments to S42A Policies and MOD
	<ul style="list-style-type: none"> Policy 8.2.3.1 Require that development within the zone responds to its context and anticipated character acknowledging that amenity values will change over time as intensification occurs 		<p><u>orientation</u> and to contributes positively to the <u>planned urban form and</u> character of the area;</p>
	<p>HDRZ</p> <p>Objective 9.2.2 - High density residential Development provides a positive contribution to the environment through quality urban design.</p> <ul style="list-style-type: none"> Policy 9.2.2.1 Require that development within the zone responds to its context, with a particular emphasis on the following essential built form outcomes: <ul style="list-style-type: none"> a) achieving high levels of visual interest and avoiding blank or unarticulated walls or facades; b) achieving well-overlooked, activated streets and public open spaces, including by not visually or spatially dominating street edges with garaging, parking or access ways; c) achieving a variation and modulation in building mass, including roof forms; d) use landscaped areas to <u>provide permeable surface areas for stormwater disposal and to add to the visual amenity values of the development for on-site residents or visitors, neighbours, and the wider public;</u> and e) <u>providing a high level of amenity that meets the day-to-day needs of occupants.</u> Policy 9.2.2.4 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2023 <u>2021</u>. 	<p><i>Rule 9.4.5</i> <i>(a) whether the built form provides a high level of residential amenity for occupants of the subject site and neighbouring properties, through consideration of:</i> <i>(i) provision for outlook, sunlight and privacy through the site layout, orientation and internal layout of residential units;</i> <i>(b) location, external appearance, site layout and design of buildings and fences and how the development addresses its context to contribute positively to the character of the area;</i> <i>(c) building dominance and sunlight access relative to neighbouring properties and public spaces including roads;</i></p>	<p>The design outcome is generally covered but there would be benefits from amendments to provide further policy support and directive MOD.</p> <p>I recommend amendments to Policy 9.2.2.1 as follows:</p> <ul style="list-style-type: none"> 9.2.2.1 Require that development within the zone responds to its context, <u>site topography and orientation</u>, with a particular emphasis on the following essential built form outcomes: <ul style="list-style-type: none"> a) achieving <p>I recommend amendments to MOD (b) to align with my recommendations to MDRZ as follows:</p> <p>9.4.5 (b) Location, external appearance, site layout and design of buildings and fences and how the development addresses its context, <u>including site topography and orientation and</u> to contributes positively to the <u>planned urban form and</u> character of the area;</p>
<p><u>Building form and appearance</u></p> <p>Enable flexibility in building height and site design where high-quality development provides visual interest, sufficient outdoor living and servicing space, while minimising adverse effects from visual dominance, shading, and privacy on adjoining properties.</p>	<p>LDSRZ</p> <p>7.2.3 Objective - Encourage higher density development where it responds sensitively to the context and character of the locality and is designed to maintain local amenity values.</p> <ul style="list-style-type: none"> Policy 7.2.3.1 Encourage densities higher than 1:450 square metres per residential unit where this is designed to fit well with the immediate context, with particular significance attached to the way the development: <ul style="list-style-type: none"> a) manages dominance effects on neighbours through measures such as deeper setbacks, sensitive building orientation and design, use of building articulation and landscaping; b) achieves a reasonable level of privacy between neighbours through measures such as deeper boundary setbacks, offsetting habitable room windows that face each other, or the use of screening devices or landscaping; 	<p><i>Rule 7.4.9.</i> <i>(c) privacy for occupants of the subject site and neighbouring sites;</i> <i>(e) building dominance;</i></p>	<p>This design outcome is adequately covered in policy and matters of discretion and are appropriate for the LDSRZ.</p>
	<p>MDRZ</p> <p>8.2.2 Objective - Development contributes to the creation of a new, high quality built character within the zone through quality urban design solutions which positively respond to the site, neighbourhood and wider context.</p>	<p><i>Rule 8.4.10.3</i> <i>(b) building dominance relative to neighbouring properties and public spaces including roads;</i></p>	<p>This design outcome is adequately covered in policy and matters of discretion.</p>

Key themes	PDP Objectives and Policies (that support the proposed design outcomes) ¹	Relevant matters of discretion	Gap analysis and recommended amendments to S42A Policies and MOD
	<ul style="list-style-type: none"> Policy 8.2.2.4 Ensure developments reduce visual dominance effects through variation in facades and materials, roof form, building separation and recessions or other techniques. Policy 8.2.2.6 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2023-1 2021. <p>8.2.3 Objective - Development provides high quality living environments for residents and provides reasonable maintenance of amenity values enjoyed on adjoining sites, while taking into account the changed future character intended within the zone.</p> <ul style="list-style-type: none"> Policy 8.2.3.2 Ensure that development provides high quality living environments with the following associated built form outcomes: <ul style="list-style-type: none"> a) achieving high levels of visual interest and avoiding apparent blank or unarticulated walls or facades; b) achieving well-overlooked, activated streets and public open spaces, including by not visually or spatially dominating street edges with garaging, parking or access ways; c) achieving a variation and modulation in building mass; d) use landscaped areas to provide permeable surface for stormwater disposal and to add to the visual amenity values of the development for on-site residents or visitors, neighbours, and the wider public; e) providing a high level of amenity that meets the day-to-day needs of occupants; and f) applying recession plane, building height, setbacks and site coverage standards as the primary means of providing for access to sunlight, privacy and ensuring an acceptable level of dominance for adjoining sites, acknowledging that alternative designs enabled through the resource consent process may achieve the same or better outcomes in terms of amenity values. 	<p><i>(c) residential amenity values for occupants of buildings on the site;</i></p> <p><i>(f) privacy for occupants of the subject site and neighbouring sites; including cumulative privacy effects resulting from several household units enabling overlooking of another unit of units;</i></p>	
	<p>HDRZ</p> <p>9.2.2 Objective - High density residential Development provides a positive contribution to the environment through quality urban design.</p> <ul style="list-style-type: none"> Policy 9.2.2.1 Require that development within the zone responds to its context, with a particular emphasis on the following essential built form outcomes: <ul style="list-style-type: none"> a) achieving high levels of visual interest and avoiding blank or unarticulated walls or facades; b) achieving well-overlooked, activated streets and public open spaces, including by not visually or spatially dominating street edges with garaging, parking or access ways; c) achieving a variation and modulation in building mass, including roof forms; Policy 9.2.2.2 Support greater building height where development is designed to achieve an exemplary standard of quality, including its environmental sustainability. Policy 9.2.2.4 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2023-1 2021. <p>9.2.3 Objective – High density residential Development maintains an appropriate minimum level of existing amenity values for neighbouring sites as part of positively contributing to the urban amenity values sought within the zone.</p> <ul style="list-style-type: none"> Policy 9.2.3.1 Apply recession plane, building height, height setback at upper floors, yard setback and site coverage controls as the primary means of ensuring an appropriate minimum level of neighbours' outlook space, sunshine and light access, and privacy is provided for will be maintained, while acknowledging that through an application for land use consent an outcome superior to that likely to result from strict compliance with the controls may well be identified. 	<p>9.4.5 <i>(a) whether the built form provides a high level of residential amenity for occupants of the subject site and neighbouring properties, through consideration of:</i></p> <p><i>(i) provision for outlook, sunlight and privacy through the site layout, orientation and internal layout of residential units;</i></p> <p><i>(c) building dominance and sunlight access relative to neighbouring properties and public spaces including roads;</i></p>	<p>This design outcome is adequately covered in policy and matters of discretion.</p>

Key themes	PDP Objectives and Policies (that support the proposed design outcomes) ¹	Relevant matters of discretion	Gap analysis and recommended amendments to S42A Policies and MOD
	<ul style="list-style-type: none"> Policy 9.2.3.23 Ensure built form achieves privacy for occupants of the subject site and neighbouring residential sites and units, including through the use of building setbacks, offsetting habitable windows from one another, screening, or other means. 		
Onsite amenity and access to open space Ensure development provides private, communal, and public open spaces that are accessible, enhance amenity, support social connection, and enable natural surveillance while maintaining resident privacy.	LDSRZ 7.2.3 Objective - Encourage higher density development where it responds sensitively to the context and character of the locality and is designed to maintain local amenity values. <ul style="list-style-type: none"> Policy 7.2.3.2 Encourage landscaped areas to be well-designed and integrated into the development layout and design, providing high amenity spaces for recreation and enjoyment, having particular regard to the visual amenity of streets and street frontages. 	<i>Rule 7.4.9</i> <i>(c) privacy for occupants of the subject site and neighbouring sites;</i> <i>(j) design and integration of landscaping;</i>	This design outcome is adequately covered in policy and matters of discretion
	MDRZ 8.2.2 Objective - Development contributes to the creation of a new, high quality built character within the zone through quality urban design solutions which positively respond to the site, neighbourhood and wider context. <ul style="list-style-type: none"> Policy 8.2.2.5 Ensure landscaped areas are well designed and integrated into the design of developments, providing high amenity spaces for residents, and to soften the visual impact of development, with particular regard to any street frontage(s). Policy 8.2.2.6 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2023 <u>2021</u>. 8.2.3 Objective - Development provides high quality living environments for residents and provides reasonable maintenance of amenity values enjoyed on adjoining sites, while taking into account the changed future character intended within the zone. <ul style="list-style-type: none"> Policy 8.2.3.2 Ensure that development provides high quality living environments with the following associated built form outcomes: <u>(d) use landscaped areas to provide permeable surface for stormwater disposal and to add to the visual amenity values of the development for on-site residents or visitors, neighbours, and the wider public;</u> <u>(e) providing a high level of amenity that meets the day-to-day needs of occupants on-site; and</u> 	<i>8.4.10.3</i> <i>(c) residential amenity values for occupants of buildings on the site</i> <i>f. privacy for occupants of the subject site and neighbouring sites, including cumulative privacy effects resulting from several household units enabling overlooking of another unit of units;</i> <i>(j) design and integration of landscaping;</i>	The notified policies are considered appropriate but new MOD would give better effect to policy and design guidelines. I recommend a new MOD as follows: <u>8.4.10.3(x) orientation of indoor and outdoor living spaces to maximise access to sunlight and / or vistas throughout the year and minimising direct line of sight between living areas of different units on the same site</u>
	HDRZ 9.2.2 Objective - High-density residential development provides a positive contribution to the environment through quality urban design. <ul style="list-style-type: none"> Policy 9.2.2.1 Require that development within the zone responds to its context, with a particular emphasis on the following essential built form outcomes: b) achieving well-overlooked, activated streets and public open spaces, including by not visually or spatially dominating street edges with garaging, parking or access ways; c) use landscaped areas to <u>provide permeable surface areas for stormwater disposal and to add to the visual amenity values of the development for on-site residents or visitors, neighbours, and the wider public;</u> and d) <u>providing a high level of amenity that meets the day-to-day needs of occupants on-site.</u> 9.2.6 Objective - High-density residential development will efficiently utilise existing infrastructure and minimise impacts on infrastructure and roading networks. <ul style="list-style-type: none"> Policy 9.2.6.1 Require development to provide or enhance connections to public places and active transport networks (walkways, trails and cycleways) where appropriate. 	<i>Rule 9.4.5</i> <i>(a) whether the built form provides a high level of residential amenity for occupants of the subject site and neighbouring properties, through consideration of:</i> <i>(ii) directly connects any private outdoor spaces to the living spaces within the residential units;</i> <i>(iii). ensures any communal private open spaces are accessible,</i>	The notified policies are considered appropriate but new MOD would give better effect to policy and design guidelines. <u>9.4.5(x) orientation of indoor and outdoor living spaces to maximise access to sunlight and / or vistas throughout the year and minimising direct line of sight between living areas of different units on the same site</u>

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		<p><u>usable and attractive for the residents of the residential units;</u></p> <p><u>(v). includes tree and garden planting particularly relating to the street frontage, outlook areas, boundaries, access ways, common spaces, and parking areas.</u></p> <p><u>(g) design and integration of landscaping;</u></p>	
Multi-modal transport Development must provide clear, safe, and convenient movement networks within the site and to adjoining public spaces, while creating a high-amenity streetscape with accessibility for all modes and minimise the visual impact of vehicles and garaging.	LDSRZ 7.2.6 Objective - Development efficiently utilises existing <u>and planned</u> infrastructure and minimises impacts on infrastructure networks. <ul style="list-style-type: none"> Policy 7.2.6.1 Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimises impacts on on-street vehicle parking. Policy 7.2.6.3 Integrate development with all transport networks and in particular, and where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways). Policy 7.2.7.2 Ensure that any commercial development is of low scale and intensity, and does not undermine the local transport network or availability of on-street vehicle parking for non-commercial use. 	Rule 7.4.9 (h) parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;	<p>Existing provisions are considered appropriate. This design outcome is not as critical for LDSRZ given lower density and mainly detached housing that is enabled.</p> <p>The QLDC Subdivision Design Guidelines 2015 also assists with achieving this outcome as referenced in Chapter 27.</p>
	MDRZ 8.2.2 Objective - Development contributes to the creation of a new, high quality built character within the zone through quality urban design solutions which positively respond to the site, neighbourhood and wider context. <ul style="list-style-type: none"> Policy 8.2.2.6 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2023 <u>2021</u>. 8.2.5 Objective - Development efficiently utilises existing infrastructure and minimises impacts on infrastructure and roading networks <ul style="list-style-type: none"> Policy 8.2.5.1 Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimise adverse effects on on-street vehicle parking. Policy <u>8.2.5.2 Encourage a reduction in car parking provision where a site is located within 800m of a bus stop or the edge of the Town Centre Zone to help facilitate mode shift.</u> Policy 8.2.5.3 Integrate development with all transport networks and in particular, and where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways). 	Rule 8.4.10 (i) parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;	<p>There is some policy support, particularly Policy 8.2.5.3 but limited MOD that relate to accessibility for all modes. This could be strengthened through the following new MOD:</p> <p><u>8.4.10 (x) The safety and convenience for pedestrian and cyclist access</u></p>

Key themes	PDP Objectives and Policies (that support the proposed design outcomes) ¹	Relevant matters of discretion	Gap analysis and recommended amendments to S42A Policies and MOD
	<p>HDRZ</p> <p>9.2.1 Objective – High density housing development occurs in urban areas close to town centres, to provide greater housing diversity and respond to expected population growth.</p> <ul style="list-style-type: none"> Policy 9.2.1.2 Promote high density development close to town centres to reduce private vehicle movements, maximise walking, cycling and public transport patronage and reduce the need for capital expenditure on infrastructure. <p>9.2.6 Objective - High-density residential development will efficiently utilise existing infrastructure and minimise impacts on infrastructure and roading networks.</p> <ul style="list-style-type: none"> Policy 9.2.6.1 Require development to provide or enhance connections to public places and active transport networks (walkways, trails and cycleways) where appropriate. Policy 9.2.6.2 Require development to provide facilities to encourage walking and cycling where appropriate. Policy 9.2.6.3 Ensure access and parking is located and designed to optimise the connectivity, efficiency and safety of the district's transport networks, including encouraging the consideration of a reduction in required car parking provision to where it can help be <u>facilitate modal shift.</u> demonstrated that this is appropriate. Policy 9.2.6.5 A reduction in parking provision requirements may be is encouraged considered in Queenstown and Wānaka where a site is located within 800m of a bus stop or the edge of a Town Centre Zone <u>including to help facilitate modal shift.</u> 	<p><i>Rule 9.4.5</i> <i>(f) parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;</i></p>	<p>There is very little policy support and MOD that relate to accessibility for all modes. This could be strengthened through the following amendments.</p> <ul style="list-style-type: none"> 9.2.6.1 Require development to provide or enhance connections to public places, <u>public transport</u> and active transport networks (walkways, trails and cycleways) where appropriate. <p>I also recommend the following additional MOD to align with the MOD recommended for MDRZ as follows:</p> <p><u>9.4.5(x) The safety and convenience for pedestrian and cyclist access</u></p>
<p><u>Services and storage</u> Development must provide functional storage and service areas that minimise adverse effects on residents, footpaths and neighbouring properties.</p>	<p>LDSRZ</p> <p>7.2.1 Objective - Development within the zone provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone.</p> <ul style="list-style-type: none"> Policy 7.2.1.5 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 20231 <u>2021.</u> 		<p>There is currently no policy or MOD that relate to waste and recycling storage space; however this design outcome is not as critical for LDSRZ given low density and relatively low site coverage which enables sufficient space for on-site storage.</p>
	<p>MDRZ</p> <p>8.2.2 Objective - Development contributes to the creation of a new, high quality built character within the zone through quality urban design solutions which positively respond to the site, neighbourhood and wider context.</p> <ul style="list-style-type: none"> Policy 8.2.2.6 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 20231 <u>2021.</u> <p>8.2.3 Objective - Development provides high quality living environments for residents and provides reasonable maintenance of amenity values enjoyed on adjoining sites, while taking into account the <u>changed</u> future character intended within the zone.</p>	<p>Rule 8.5.11 Waste and Recycling Storage Space</p> <p>8.5.11.1 Residential activities of <u>three units or less</u> shall provide, a minimum of 2m² space for waste and recycling storage per residential unit or flat.</p> <p>Rule 8.4.10 (multi-unit residential) <i>(m) waste and recycling storage space and collection;</i></p>	<p>There is currently a gap between the guidelines and policy framework as there is no policy to support MoD in relation to waste and recycling storage space or anything in relation to storage space. However, I acknowledge that there is probably limited scope from submissions to amend through this process. Therefore, I consider that existing Objective 8.2.3 covers this in terms of providing high quality living environments.</p>
	<p>HDRZ</p>	<p><i>Rule 9.4.5</i> <i>(j) <u>waste and recycling storage space and collection;</u></i></p>	<p>Similar to MDRZ, there is no policy to support MoD or anything in relation to storage space. This is an identified gap but I acknowledge that there may be</p>

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	<p>9.2.2 Objective - Development contributes to the creation of a new, high quality built character within the zone through quality urban design solutions which positively respond to the site, neighbourhood and wider context.</p> <ul style="list-style-type: none"> Policy 8.2.2.6 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2023 2021. <p>9.2.3 Objective – High density residential Development maintains an appropriate minimum level of existing amenity values for neighbouring sites as part of positively contributing to the urban amenity values sought within the zone.</p>	<p><i>(l) The location, size, access, design and screening of waste and recycling storage space; and</i></p>	<p>limited scope through this process given the UIV focus on Policy 5.</p> <p>However, if Panel was minded, then I would recommend a new MOD given that storage space becomes increasingly important in higher-density housing to support functionality and maintain liveability, as follows:</p> <p><u>9.4.5(x) Private or shared storage space</u></p>
<p><u>Sustainability</u></p> <p>Development should incorporate sustainable design, materials, and systems that maximise water and energy efficiency, reduce long-term maintenance costs, and minimise impacts on the natural environment.</p>	<p>LDSRZ</p> <p>7.2.6 Objective - Development efficiently utilises existing <u>and planned</u> infrastructure and minimises impacts on infrastructure networks.</p> <ul style="list-style-type: none"> Policy 7.2.6.2 Ensure development is designed consistent with the capacity of existing <u>and/or planned</u> infrastructure networks <u>(including any upgrades)</u>, and, where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water. 	<p><i>Rule 7.4.9</i> <i>(b) and how the design promotes sustainability either through construction methods, design or function;</i></p> <p><i>(f) <u>capacity of existing or planned infrastructure / servicing</u></i></p> <p><i>(g) <u>low impact stormwater design</u></i></p>	<p>There is limited policy support for the MOD but this design outcome is not as critical for LDSRZ.</p>
	<p>MDRZ</p> <p>8.2.2 Objective - Development contributes to the creation of a new, high quality built character within the zone through quality urban design solutions which positively respond to the site, neighbourhood and wider context.</p> <ul style="list-style-type: none"> Policy 8.2.2.6 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2023 2021. <p>8.2.5 Objective - Development efficiently utilises existing infrastructure and minimises impacts on infrastructure and roading networks</p> <ul style="list-style-type: none"> Policy 8.2.5.2 Ensure development is designed consistent with the capacity of existing <u>and/or planned</u> infrastructure networks <u>or upgrades</u>, and where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water. 	<p><i>Rule 8.4.10</i> <i>(e) <u>how the design promotes sustainability either through construction methods, design or function;</u></i></p> <p><i>(k) <u>capacity of existing or planned infrastructure/servicing;</u></i></p> <p><i>(l) <u>low impact stormwater design</u></i></p>	<p>No policy to support MoD in terms of promoting sustainability.</p> <p>In Section 4 of my reply, I address a question that was raised during the Hearing by the Panel in regards to MOD Rule 8.4.10(k) and recommend that this be amended to refer specifically to potable water, stormwater and wastewater services as follows:</p> <p><u>8.4.10(k) capacity of existing or planned infrastructure /servicing for potable water, stormwater and wastewater services;</u></p>
	<p>HDRZ</p> <p>9.2.2 Objective - High density residential Development provides a positive contribution to the environment through quality urban design.</p> <ul style="list-style-type: none"> Policy 9.2.2.1 Require that development within the zone responds to its context, with a particular emphasis on the following essential built form outcomes: (d) use landscaped areas to <u>provide permeable surface areas for stormwater disposal and to add to the visual amenity values of the development for on-site residents or visitors, neighbours, and the wider public;</u> <u>and</u> 	<p><i>Rule 9.4.5</i> <i>(e) and how the design promotes sustainability either through construction methods, design or function;</i></p> <p><i>(h) <u>capacity of existing or planned infrastructure/servicing;</u></i></p>	<p>No policy to support MoD in terms of promoting sustainability.</p> <p>Similar to the MDRZ and discussed above, in Section 4 of my reply I recommend amendments to 9.4.5(h) as follows:</p> <p><u>9.4.5 capacity of existing or planned infrastructure /servicing for potable water, stormwater and wastewater services;</u></p>

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	<ul style="list-style-type: none"> Policy 9.2.2.2 Support greater building height where development is designed to achieve an exemplary standard of quality, including its environmental sustainability. Policy 9.2.2.4 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2023 2021. <p>9.2.6 Objective - High-density residential development will efficiently utilise existing infrastructure and minimise impacts on infrastructure and roading networks.</p> <ul style="list-style-type: none"> Policy 9.2.6.4 Require the site layout and design of development provides low impact approaches to stormwater management through providing permeable surface areas on site and the use of a variety of stormwater management measures. 	<p><u>(i) low impact stormwater design;</u></p>	<p>I also recommend a new policy that relates specifically to the three waters an provides policy support for the amended MOD as follows:</p> <p><u>Policy 9.2.6(x) Ensure development is designed consistent with the capacity of existing and/or planned infrastructure networks or upgrades for potable water, stormwater and wastewater services, and where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.</u></p>