

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER Proposed design
guidelines for the
Business Mixed Use
zone and for Residential
Zones, including
associated Proposed
District Plan variations
(Stage 3).

**SECTION 42A REPORT OF BLAIR JEFFREY DEVLIN
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

**DESIGN GUIDELINES FOR THE BUSINESS MIXED USE ZONE AND FOR RESIDENTIAL
ZONES, INCLUDING PROPOSED DISTRICT PLAN VARIATIONS**

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1. PROFESSIONAL DETAILS

- 1.1 My full name is Blair Jeffrey Devlin. I hold the position of Senior Planner / Director at Vivian and Espie Limited (“Vivian+Espie”), a Queenstown based resource management and landscape planning consultancy. I have been in this position since September 2018.
- 1.2 I hold the qualifications of Bachelor of Arts (Geography) and Masters of Regional and Resource Planning (Distinction), both from the University of Otago. I have been a Full Member of the New Zealand Planning Institute since March 2006.
- 1.3 I have over 20 years’ experience as a planner. This experience comprises thirteen years in local government in the United Kingdom and New Zealand (Dunedin City Council and the Queenstown Lakes District Council). I have worked in Central Government for approximately two years as a policy analyst at the Ministry for the Environment. I have worked as a senior consultant planner for five years at private consultancies based in Queenstown. I have practised in the Queenstown Lakes district since 2007.
- 1.4 Prior to my current role with Vivian+Espie, I was employed by the Queenstown Lakes District Council (**Council** or **QLDC**) as Manager of Planning Practice. I have also held the role of Acting Planning Policy Manager, Resource Consents Manager, and prior to that, as a Senior Policy Planner during my employment at the Council between 2011 and 2018.
- 1.5 I reside in Queenstown and am generally familiar with the areas that have been zoned Business Mixed Use Zone (“**BMUZ**”) in both Queenstown and Wanaka. I am also broadly familiar with the areas that have been zoned Low Density Suburban Residential (“**LDSR**”), Medium Density Residential (“**MDR**”) and High Density Residential (“**HDR**”).
- 1.6 I have been involved with several policy processes during my time at QLDC, with specific involvement as an expert planning witness on Plan Change 39 (Arrowtown South Special Zone) and Plan Change 44

(Hanley Downs Special Zone). I have had a range of roles in other plan changes processes.

- 1.7 I was not involved in the Queenstown Lakes District Proposed District Plan (“**PDP**”) Stage 1 hearings that created the BMUZ and the LDSR, MDR and HDR zones to which the Design Guidelines apply.
- 1.8 I was involved in preparing the Business Mixed Use and Residential Design Guidelines themselves, primarily in a reviewing capacity. Both design guidelines were primarily written by urban designers David Compton-Moen of DCM Urban Limited and Erin Quin of Vivian+Espie. My role was to apply a planning lens to both Guidelines and assist the urban designers in preparing the guidelines in accordance with the brief (which was included with the s32 report).
- 1.9 I was not involved in the preparation of the section 32 reports for either Design Guideline.
- 1.10 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note 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.

2. INTRODUCTION

- 2.1 In this section 42A report, I provide recommendations to the Hearings Panel (**Panel**) on the submissions and further submissions received on the notified Design Guidelines for BMUZ and for the Residential zones (LDSR, MDR, HDR) and associated text variations notified as part of Stage 3 of the PDP.
- 2.1 A total of 12 original submissions and 6 further submissions were received on the BMUZ Design Guidelines and associated variations to the PDP provisions.

2.2 A total of 14 original submissions and 2 further submissions were received on the Residential Design Guidelines and associated variations to the PDP provisions.

2.3 I have split my analysis of these submissions according to each design guideline. This report is therefore structured in two parts. Submissions on the Business Mixed Use Design Guidelines are addressed first, followed by submissions on the Residential Design Guidelines.

2.4 The submissions on each set of guidelines have been divided into topics as follows. As the topic headings suggest there is some overlap in topics between the two sets of Design Guidelines.

BMUZ Design Guidelines

- (a) Topic 1: Rejection of the BMUZ Design Guidelines;
- (b) Topic 2: Scope of BMUZ Design Guidelines
- (c) Topic 3: Amendments to PDP text relating to BMUZ Design Guidelines
- (d) Topic 4: Requested text changes to BMUZ Design Guidelines
- (e) Topic 5: Relationship to Building Act / Building Code
- (f) Topic 6: Reference to section 104(1)(c) in BMUZ Design Guidelines
- (g) Topic 7: Reference to permitted activities
- (h) Topic 8: Suitability of tree species.

Residential Design Guidelines

- (a) Topic 9: Rejection of the Residential Design Guidelines;
- (b) Topic 10: Amendments to PDP text relating to Residential Design Guidelines
- (c) Topic 11: Amendments to text of Residential Design Guidelines
- (d) Topic 12: How Residential Design Guidelines deal with sloping sites
- (e) Topic 13: Planting Guide Should Reflect the District
- (f) Topic 14: Specific Photos and Diagrams
- (g) Topic 15: Public health related matters
- (h) Topic 16: Reference to Section 104(1)(c) in Residential Design Guide

- 2.5** The specific submissions addressed in each topic are identified in the relevant sections of the report, with further submissions assessed in Appendix 3.
- 2.6** For each topic, I summarise the key issue(s) and relief sought in the submissions, consider whether the relief sought better achieves the relevant objectives of the applicable policy documents, and in the body of this report I evaluate the appropriateness, including costs and benefits, of the requested changes in terms of s32AA of the RMA.
- 2.7** When assessing the submissions, in places I refer to and rely on the urban design evidence of Mr David Compton-Moen, DCM Urban Limited.
- 2.8** The key documents I have used, or referred to, in forming my view while preparing this section 42A report are:
- (a) The Notified Version of the Residential Zone Design Guides (**Residential Design Guidelines**)
 - (b) Residential Zone Design Guides Section 32 evaluation (**Residential Design Guidelines s32**);
 - (c) The Notified Version of the Business Mixed Use Zone Design Guides (**BMUZ Design Guidelines**)
 - (d) Business Mixed Use Zone Design Guides Section 32 evaluation (**BMUZ Design Guidelines s32**);
 - (e) PDP Stage 1 & 2 Decisions Version;
 - (f) Mr Barr's Stage 3 Strategic Evidence (**Strategic Evidence**);
 - (g) Partially Operative Regional Policy Statement 2019 for Otago (**PORPS 19**); and
 - (h) The Partially Operative Regional Policy Statement 1998 for Otago (**PORPS 98**).
- 2.9** Changes I recommend in response to submissions and further submissions are included in **Appendix 1**, which contains a 'tracked' version of the BMUZ Design Guidelines. **Appendix 2** contains the same for the Residential Design Guidelines.

- 2.10** I do not recommend any changes to the notified PDP text or maps.
- 2.11** My recommendations for accepting or rejecting submissions are included in **Appendix 3** alongside a summary of the relief sought in the submissions.

3. PRELIMINARY MATTERS

Eaon Fitzwater (3000) & Bruce Steenson (3031)

- 3.1** The submissions made by Eaon Fitzwater (**3000.1**) and Bruce Steenson (**3031.1**) both seek changes to zone height limits (Fitzwater, across the District, and Steenson for Wanaka flat and sloping sites, both to 7m). Zone height limits are not proposed to be varied or changed as part of Stage 3 of the PDP. The Fitzwater submission has additional scope issues in that it relates to zones not affected by Stage 3. There is no scope to change PDP zone height limits, and also no scope to change zones that are not within the scope of Stage 3.
- 3.2** Further submissions in support of the Eaon Fitzwater submission from Nicky Wells (3406) and Richard Wells (3407) are also therefore out of scope.
- 3.3** Accordingly, I recommend that the Panel strike out these two submissions and two further submissions under section 41D of the RMA as they disclose no relevant case and it would be an abuse of the hearing process to allow the submissions to be taken further.

Brendon Cutt (3138)

- 3.4** The submission point by Brendon Cutt (**3138.1**) seek that no changes are approved that would enable or encourage the establishment of new or extended commercial visitor accommodation developments within Visitor Accommodation Sub-Zones and the LDSR. Submission point **3138.2** relates to no changes being made that will permit an increase in density of visitor accommodation. These points are not considered to be 'on' Stage 3 as the notified Design Guidelines (nor variations to plan text) do not seek to control density or the activity status of visitor

accommodation. The Cutt submission refers to a notified resource consent by Coherent Hotel Limited. Accordingly, I recommend the Panel strike out these submission points under section 41D RMA as it discloses no relevant case and it would be an abuse of the hearing process to allow the submission to be taken further.

Roderick McLeod (3379)

- 3.5** The submission point by Roderick McLeod (**3379.1**) relates to cumulative rural residential development in the Upper Clutha, and suggests a 1 hectare / 80-hectare variation. This is not considered to be 'on' Stage 3 as the notified plan changes and variations do not affect rural residential development or rural character. The Design Guidelines do not apply to the rural zones. Accordingly, I recommend the Panel strike out this submission under section 41D RMA as it discloses no relevant case and it would be an abuse of the hearing process to allow the submission to be taken further.

Incorporation of material by reference

- 3.6** The s.32 report refers to both the BMUZ and Residential Design Guidelines being incorporated by reference into the PDP.
- 3.7** Following notification for submissions, it became apparent that Council had not provided the public with an opportunity to comment on the Design Guidelines (to be incorporated by reference into the PDP) before Stage 3 was notified, as set out in Clause 34, Schedule 1 RMA.
- 3.8** This 'comments' stage allows the public to consider the documents to be incorporated by reference and provide comments prior to the inclusion of the document as part of the notified PDP. Council is required to consider the comments received, but nothing further.
- 3.9** No submitters have specifically raised this matter. One submission from Elliot Family Trust (**3264.1**) refers to the process, seeking a planning charette type process with neighbourhood consultation.

3.10 While the omission of the ‘comments’ stage is unfortunate, Clause 34(5) states that a failure to comply with this clause does not invalidate a proposed plan that incorporates material by reference. A large number of submissions have also been received, generally focusing on the content of the Design Guidelines themselves. The submissions period and the hearing is a formal process to allow the public to provide their views on the variation and Design Guidelines. The Schedule 1 process that has been followed allows for the submissions to be considered by Council and, if supported by the Panel, for appropriate changes to be made to the provisions, which achieves a similar outcome as if Clause 34 requirements had been met.

4. HIGHER LEVEL DOCUMENTS

4.1 Mr Barr’s Strategic Evidence considers the purpose of the RMA and the RMA planning framework (including the relevant national and regional level policy statements). Non-statutory documents including iwi management plans, and other QLDC documents are also considered. The Strategic Direction of the PDP is also set out, along with the status of appeals.

4.2 The Strategic s42A Evidence has been considered and is a comprehensive document that is adopted for the purposes of this report on the BMUZ and Residential Zones Design Guides.

4.3 The s32 reports that accompanied the notification of Stage 3 listed the specific Strategic Direction objectives and policies that directly relate to the BMUZ and Residential Design Guidelines¹. I therefore do not list them again here, but note that I consider some additional objectives and policies to be relevant in addition, and have listed those below:

Strategic Directions (Chapter 3)

S.O. 3.2.5: *A quality-built environment taking into account the character of individual communities.*

Urban Development (Chapter 4)

1 Pages 17-19 of the Residential Design Guidelines s.32 report, and pages 14-16 of the s.32 report for the BMUZ design guidelines

Policy 4.2.2.4: Encourage urban development that enhances connections to public recreation facilities, reserves, open space and active transport networks.

Policy 4.2.2.6 Promote energy and water efficiency opportunities, waste reduction and sustainable building and subdivision design.

Policy 4.2.2.7 Explore and encourage innovative approaches to design to assist provision of quality affordable housing.

Policy 4.2.2.7 Ensure Council-led and private design and development of public spaces and built development maximises public safety by adopting "Crime Prevention Through Environmental Design".

BMUZ DESIGN GUIDELINES

5. TOPIC 1: REJECTION OF BMUZ DESIGN GUIDELINES

5.1 The submissions by Wayfare Group Limited (**3343.5**) (**Wayfare**), Roger Moseby (**3110.1**), Susan Robertson (**3143.1**) and Ken Muir (**3211.3**) seek that the BMUZ Design Guidelines be rejected in full. Wayfare consider that reference to the BMUZ Design Guidelines is not necessary to achieve the purpose of the RMA or implement the objectives and policies. Wayfare are concerned that the reference to the BMUZ Design Guidelines in the PDP may result in inefficient and ineffective land use and decision making processes.

5.2 Roger Moseby sought full rejection of the BMUZ Design Guidelines but the body of the submission was focused on the application of the BMUZ zoning to the Three Parks area. Similarly, Susan Robertson's submission relates to the North Three parks zoning.

5.3 The submission by Ken Muir notes that in a separate appeal to Stage 1, he is seeking the BMUZ be applied to land near the Frankton Marina off Sugar Lane, Frankton. The submission states that the BMUZ Guideline is unnecessarily onerous and will not facilitate design

innovation or flexibility. If adopted, the submitter considers the BMUZ Design Guidelines may undermine the ability to develop the land they seek to have rezoned to BMUZ, and that they have the potential to introduce costs and complexities that are inefficient and ineffective in achieving the purpose of the RMA.

- 5.4** The relief sought by submitters Wayfare, Roger Moseby, Susan Robertson and Ken Muir is not supported as the 12 'Design Elements' contained in the BMUZ Design Guidelines are matters that would need to be addressed or contemplated as part of the design process for virtually any new building project. i.e. for any development along Sugar Lane an architect will be turning their mind to matters such as Design Element 02 Building Façade Treatment or 03 Building Height and Roof Form. The BMUZ Design Guidelines therefore do not strictly speaking add work but rather list and emphasise the Design Elements to be considered.
- 5.5** It is recognised that not all 12 Design Elements are able to be addressed for all sites or projects. The matters not applicable to a certain site can be set out by an applicant in the short design statement that accompanies an application (all buildings require resource consent under the BMUZ PDP provisions). For example along Sugar Lane Design Element 05 Open Space Provision may not be applicable and this can be explained in the design statement. To recognise that all 12 Design Elements may not be applicable, additional descriptive text has been added in response to the submission by Ngai Tahu Property (3215.1) (refer paragraphs 8.1 – 8.3). This change may address the concerns of the Ken Muir with regard to flexibility and design innovation.
- 5.6** The identification of the 12 Design Elements means that the BMUZ Design Guidelines are not in fact overly prescriptive or onerous as stated in the submission, but rather identify 12 Design Elements to be considered as appropriate to a site. addressed. The BMUZ Design Guides s32 has carefully considered the costs and benefits of incorporating the Guidelines by reference. The option of not having

any design guidance in the BMUZ was Option 1 of the s.322. This option ranked fourth out of four in the s.32 report.

- 5.7** The submissions by Ken Muir, Roger Moseby, Susan Robertson and Wayfare do not provide sufficient, supporting evidence as to why the BMUZ Design Guidelines should not be incorporated into the PDP or why the section 32 report is inaccurate or incomplete. Therefore, the relief sought in submissions 3343.5, 3110.1, 3143.1 and 3211.3 is rejected.

6. TOPIC 2: SCOPE OF THE BMUZ DESIGN GUIDELINES

- 6.1** The submission from FII Holdings Limited (**3267.1** and **3267.3**) (**FII Holdings**) seeks that greater recognition be given to the full range of activities anticipated within the BMUZ. The submission states that the notified BMUZ Design Guidelines appear predominantly focused on building and development controls for residential, office and commercial activities. FII Holdings consider that a broader range of activities are anticipated within the BMUZ including retail, yard and storage space, visitor and worker accommodation and light industrial. FII Holdings seek that more flexibility should be provided to reflect mixed use developments, for example where workers accommodation is provided for onsite.

- 6.2** The BMUZ Design Guidelines have been deliberately written to espouse 12 Design Elements to be considered with any type of built form in the BMUZ, as opposed to providing specific design guidance for particular types of *activities*. This focus on Design Elements rather than providing separate design guidance for each type of activity is supported as it provides flexibility for architects and designers to address the Design Elements in a way that works for a particular site. It will always be up to an individual developer to consider how their proposal responds to the 12 Design Elements, recognising that some may not be applicable to a particular proposal.

- 6.3** The FII Holdings submission lists the desired broader range of activities that the BMUZ Design Guidelines should apply to. These are listed in

the table below with a brief comment on how these types of activities are already covered in the Design Elements for the BMUZ Design Guidelines.

Activity Listed in Submission 3267	Comment
Retail	The built form of Retail is covered in the BMUZ Design Guidelines, particularly Design Elements 01 (Positive Street Edge), 02 (Façade Treatment), 04 (Signage), 06 (Accessibility) 07 (Parking Areas)
Yard and storage space	<ul style="list-style-type: none"> <li data-bbox="788 667 1390 745">– Storage of waste and service areas are covered under Design Element 08. <li data-bbox="788 763 1390 1016">– Warehousing and Storage facilities (including vehicle storage) are a prohibited activity under Rule 16.4.18³ in parts of the BMUZ and naturally are not directly contemplated by the 12 Design Elements which are focused on built form. <li data-bbox="788 1034 1390 1346">– While the definition of industrial activity⁴ does include “associated storage of goods”, industrial activities are listed as non-complying activity⁵. As above, outdoor storage type activities are not directly contemplated by the 12 Design Elements which are focused on built form. <li data-bbox="788 1364 1390 1765">– Service activities⁶ are permitted in the BMUZ, which as defined “<i>means the use of land and buildings for the primary purpose of the transport, storage, maintenance or repair of goods.</i>” There are some definitional issues here as to whether the storage is associated with a permitted service activity, a non-complying industrial activity or is simply a storage facility (prohibited) but regardless, the

3 Rule 16.4.18 states “*Warehousing, Storage & Lock-up Facilities (including vehicle storage) and Trade Suppliers in the zone at Frankton North*” - Prohibited – this rule is identified as land owned by FII Holdings site is subject to appeal seeking a BMUZ in Frankton North.

4 Industrial Activity: Means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing, or associated storage of goods.

5 Rule 16.4.8

6 Service Activity - Means the use of land and buildings for the primary purpose of the transport, storage, maintenance or repair of goods.

	<p>BMUZ Design Guidelines do not specifically cover outdoor storage within the definition of 'service activity' e.g. storing of pipes or gravel piles, as they are focused on built form, not stored goods</p>
Office	<p>Offices fall within the definition of Commercial Activity which is permitted in the BMUZ. The BMUZ Design Guidelines do already cover the built form of offices, particularly Design Elements 01 (Positive Street Edge), 02 (Façade Treatment) 03 (Building height and roof form), 04 (Signage), 06 (Accessibility), 07 (Parking Areas) and 10 (Building materials and lighting).</p>
Visitor accommodation	<p>Visitor accommodation is anticipated in the BMUZ as a controlled activity and the BMUZ Design Guidelines do already cover the built form of visitor accommodation. In particular Design Elements 01 (Positive Street Edge), 02 (Façade Treatment), 03 (Building height and roof form, 04 (Signage), 06 (Accessibility), 07 (Parking Areas) and 10 (Building materials and lighting) are all applicable to visitor accommodation activities.</p>
Workers accommodation	<p>Workers accommodation is a form of residential activity. There is no separate definition or treatment of worker's accommodation under the PDP, it is treated as a residential activity. The BMUZ Design Guideline Design Elements cover residential style developments.</p>
Light industrial	<p>The Design Elements can be applied to the built form associated with light industrial development. Industrial activities are non-complying in the BMUZ⁷. Some Design Elements would not be applicable and this could be set out in the design statement.</p>

6.4 The activities listed in the FII Holdings submission are therefore already covered in the BMUZ Design Guidelines, or relate to outdoor storage type activities that do not have built form. Some forms of outdoor

7 Rule 16.4.8

storage are non-complying or prohibited activities that are not anticipated in the BMUZ.

6.5 I recommend the relief sought by FII Holdings be rejected.

7. TOPIC 3: AMENDMENTS TO PDP TEXT RELATING TO BMUZ DESIGN GUIDELINES

7.1 The submission by Wayfare (**3343.4**) seeks that the respective policies and rules (including assessment matters) should be amended to “encourage” consistency with the Design Guidelines, rather than ‘requiring’ or ‘ensuring’ consistency. The notified wording of new Policy 16.2.2.10 is as follows:

16.2.2.10 Encourage buildings and development to be consistent with the design outcomes sought by the Business Mixed Use Zone Design Guide 2019.

7.2 Policy 16.2.2.10 already reflects the relief sought by the submitter through the use of the word “encourage”. Rules are not amenable to use of the word ‘encourage’, as the rule needs to be either complied with or not. I therefore recommend this submission point (3343.4) be rejected.

7.3 Policy 31.2.3.3 (contained in the notified variation to the Signs Chapter 31) is also raised and provides slightly stronger wording:

31.2.3.3 For signs attached to buildings that exceed the sign size or dimension limits specified in this chapter, only provide approval where the sign:

- a. is well integrated with the building design;*
- b. is compatible with the character of surrounding development;*
- c. is consistent with the relevant Council design guidelines, being either the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011, ~~or the~~ Arrowtown*

Design Guidelines 2016, or the Business Mixed Use Design Guide 2019;

- d. *does not create adverse effects on the quality of a streetscape or a public place, including creating visual dominance; and*
- e. *is visually compatible with the wider surrounding environment.*

7.4 A summary of the above policy is *“For signs attached to buildings that exceed the sign size or dimension limits specified in this chapter, to only provide approval where the sign... is consistent with...the Business Mixed Use Design Guidelines 2019”*. The policy is therefore stronger for signs that do not meet the sign size or dimension limits and require resource consent, when compared to notified Policy 16.2.2.10, however the focus is still on ‘consistency’.

7.5 When reviewing Design Element 04 of the BMUZ Design Guidelines relating to signage⁸, the Design Elements are broadly framed as matters to be addressed in a building design. The Design Element Checklist on page 15 lists matters [A] –[F] that are also quite broadly framed, for example under [A] *“Signage is best located....”*, and under [B] *“Design signage to complement the overall architectural form...”*⁹.

7.6 In my opinion the wording of the particular Design Elements for signage is not unduly prescriptive and still provides for some flexibility, even though the policy for signs is stronger than notified Policy 16.2.2. There is flexibility available within the wording of the BMUZ Design Guidelines. The relief sought by Wayfare that the policies ‘encourage’ consistency with the Design Guidelines is therefore recommended to be rejected.

7.7 The Oil Companies submission (3383.9, 3383.24) relates to the signage Rules 31.2.3.3(c), 31.19.3.7, and 31.19.4.4 and seeks that only signage for mixed use and / or intensive residential developments be consistent with the BMUZ Design Guidelines. Consistent with my approach to other submissions that request listing of specific activities, I recommend the submission points be rejected.

8 P.15 BMUZ Design Guidelines
9 P.15 BMUZ Design Guidelines

7.8 Wayfare (3343.5) also seek that any duplication between the matters contained in the BMUZ Design Guidelines and PDP text, for example matters of control, matters of discretion, or standards, be removed.

7.9 The matters of discretion for buildings under PDP Rule 16.4.4 do naturally relate to the Design Elements set out in the BMUZ Design Guidelines. In the table below I have set out the matters of restricted discretion and how they are covered in the Design Elements:

<i>Matter of Restricted Discretion (Rule 16.4.4)</i>	<i>Covered in BMUZ Design Guidelines Design Elements</i>
(a) building materials	[01] – Create a positive street edge and sense of place [02] – Building façade treatment [03] – Building height and roof form [10] – Building materials and lighting [06] – Accessibility
(b) glazing treatment;	[01] – Create a positive street edge and sense of place [02] – Building façade treatment
(c) symmetry;	[01] – Create a positive street edge and sense of place [02] – Building façade treatment [03] – Building height and roof form [10] – Building materials and lighting
(d) vertical and horizontal emphasis;	[02] – Building façade treatment [10] - Building materials and lighting
(e) location of storage;	[08] – Waste and service areas
(f) signage platforms;	[04] – Signage
(g) landscaping;	[12] – Landscape materials and planting [11] – Environmental Sustainability [07] – Location of parking areas
(h) provision of private or communal open space for residential units	[05] – Open space provisions and boundary interfaces [09] – Private and safe environments
(i) integration with Horne Creek	[05] – Open space provisions and boundary interfaces
(j) hazards	Not covered

7.10 All of the above matters of discretion are covered in the Design Elements in the BMUZ Design Guidelines with the exception of

hazards¹⁰. The notified BMUZ Design Guidelines are proposed to be listed as a separate matter of discretion, and provide more detailed guidance in relation to the matters of restricted discretion a – i listed above. The associated variation also deletes out the Assessment Matters listed under Rule 16.4.4, meaning the matters of discretion (including the BMUZ Design Guidelines) are the sole focus of the assessment.

7.11 The BMUZ Design Guidelines flesh out and provide further, and in my view, necessary guidance on the matters of discretion, rather than duplicating the PDP text. For example, matter of discretion '(a) building materials' is explored through Design Element 02, which provides further detail as to the types of building materials, rather than just the two words listed as a matter of discretion.

7.12 Potentially some of the matters of discretion could be removed and replaced with just a single reference to the BMUZ Design Guidelines. However, in my opinion there is limited benefit in such an approach. While the respective PDP rule might become slightly shorter through the removal, listing the specific matters of discretion clearly directs and provides certainty to a consent applicant in terms of the matters the Council will be focused on, with additional guidance on design aspects provided in the BMUZ Design Guideline.

7.13 Z Energy Ltd, BP Oil New Zealand Ltd and Mobil Oil New Zealand Limited ("**the Oil Companies**") (**3383.7** and **3383.10**) seek that Policy 16.2.2.10 be amended to recognise that it is only mixed use and/or intensive residential developments that should be consistent with the BMUZ Design Guidelines. The Oil Companies consider this could be achieved by amending the policy along the following lines:

Encourage residential or mixed-use buildings and development to be consistent with the design outcomes sought by the Business Mixed Use Design Guide 2019.

7.14 As noted earlier, the BMUZ Design Guidelines contain Design Elements that can be applied to a wide range of activities and sites for

10 Item (i) relating to Horne Creek is covered under Design Element 05

development in the BMUZ. They do not list specific activities. Limiting the BMUZ Design Guidelines to just residential and mixed use activities is not supported as the 12 identified Design Elements can apply to a broader range of activities, for example visitor accommodation is anticipated in the BMUZ.

- 7.15** If the above approach is not adopted by QLDC, the Oil Companies propose a new policy:

Recognise the functional and operational requirements of existing activities and development.

- 7.16** While it is recognised that land zoned BMUZ will inevitably contain some existing activities that are no longer anticipated by the planning framework, such as ‘service stations’ which are a non-complying activity in the BMUZ¹¹, as noted above in relation to Topic 2 (Scope of the BMUZ Design Guidelines), the BMUZ Design Guidelines cannot seek to cover every activity and situation and instead identify Design Elements to be considered through a Design Statement. The proposed policy wording put forward by The Oil Companies which refers to the ‘functional and operational requirements of existing activities and development’ is in my opinion very broad and could undermine the intent of the PDP with regard to re-development within the BMUZ. The BMUZ does apply to brownfield areas such as Gorge Road in Queenstown and Anderson Heights in Wanaka, and redevelopment is anticipated that should not necessarily be dictated by the functional and operational requirements of existing activities and development.

- 7.17** In my opinion if an established activity such as a service station were being significantly re-developed, reference to the 12 identified Design Elements would still be a useful exercise for a designer to go through. For example a service station often has signage, a shop and parking areas associated with it, that can be accessed by both pedestrians and vehicles. Design Elements 04 Signage, 06 Accessibility and 07 Parking Areas would be directly applicable. Other matters such as 02 Building Facade treatment and 08 Waste and service areas are also likely to be applicable to a major re-development of a service station.

11 Rule 16.4.9

7.18 It is noted that the relief sought by Ngai Tahu Property (3215.1) in paragraph 8.1 to the introductory text of the Guidelines themselves may address in part the concern of The Oil Companies without the broad policy proposed above, as this additional introductory text better explains that the BMUZ Design Guidelines provide examples of how to achieve good design and outlines the key Design Elements to bear in mind when designing a development. The additional text goes on to note that assessment of proposals against the Design Guidelines is not a test of compliance but rather whether a proposal has addressed the Design Elements identified by the Design Guide.

7.19 The Oil Companies (3383.8) seek an amendment to Rule 16.4.4 to recognise that it is only mixed use and/or intensive residential developments that should be consistent with the BMUZ Design Guideline. The proposed wording is (underlining added):

k. In the case of residential or mixed-use buildings and development, discretion is also restricted to consistency with the Business Mixed Use Design Guide 2019.

7.20 The relief sought is not supported as the BMUZ Design Guidelines are based around 12 Design Elements, not activities, and the Design Elements apply to a wider range of built form than just residential and mixed use buildings. For example, visitor accommodation activity is anticipated in the BMUZ and should be designed with reference to the Design Elements.

7.21 Alternatively, if the relief above is not accepted, The Oil Companies seek an amendment to Rule 16.4.4 to recognise that there are existing commercial activities, such as service stations, within this zone that have functional and/or operational requirements which impact on their ability to meet the 'typical' urban design outcomes envisaged in the Design Guidelines. The Oil Companies suggest this could be achieved by amending the matter of discretion as follows (underlining shows text proposed to be added):

Buildings

Discretion is restricted to:

.....

k. Consistency with the Business Mixed Use Design Guide 2019 to the extent practicable, having regard to any functional and/or operational requirements of existing commercial activities.

7.22 This proposed change has merit however I have a concern the addition of the words “to the extent practicable” could undermine the matter of discretion. What functional and operational needs require consideration is also debatable. Additional descriptive text has been added to the BMUZ Design Guidelines in response to the Ngai Tahu Property submission (3215.1) which may provide some comfort to The Oil Companies.

7.23 With regard to Signs Chapter Rule 31.19.3.7 and 31.19.4.4, a similar corresponding change is requested by The Oil Companies (3383.9), as shown below:

Where relevant, the extent to which a proposal accords with the Queenstown Town Centre Special Character Area Design Guidelines 2015 or, the Wanaka Town Centre Character Guideline 2011, or in the case of residential or mixed-use buildings and development the Business Mixed Use Design Guide 2019.

Signs Chapter Rule 31.19.4.4:

For residential or mixed-use buildings and development within the Business Mixed Use Zone only: consistency with the Business Mixed Use Design Guide 2019.

7.24 As discussed above, the change proposed is not supported as the BMUZ Design Guidelines address particular Design Elements and are not activity based. Additional descriptive text has been added to the BMUZ Design Guidelines in response to the Ngai Tahu Property submission (3215.1) which again may provide some comfort to The Oil Companies.

8. TOPIC 4: REQUESTED TEXT CHANGES TO THE BMUZ DESIGN GUIDELINES

8.1 The submission of Ngai Tahu Property Ltd (3215.1) seeks an additional paragraph be added within the Status of this Guide section as follows:

The Design Guide complements the provisions of the District Plan. It provides examples of how to achieve good design and outlines the key issues to bear in mind when designing a development. The assessment of proposals against the Design Guide are not intended to be assessed in terms of compliance but rather whether a proposal is consistent with the good design outcomes promoted by the Design Guide. It is acknowledged that there may be suitable alternatives to the examples provided within the Design Guide based upon site specific characteristics and other factors that guide development.

8.2 In my opinion the proposed wording adds value and is supported subject to the proposed changes shown below. My proposed changes relate to clarifying that the Design Guideline has been incorporated by reference, replacing “issues” with “Design Elements” as shown below. I support the relief sought subject to some minor changes I have shown below to what was sought in submission 3215.1:

*The Design Guide **has been incorporated by reference into** ~~complements the provisions of the District Plan.~~ It provides examples of how to achieve good design and outlines the key ~~issues~~ **Design Elements** to bear in mind when designing a development. The assessment of proposals against the Design Guide are not intended to be assessed in terms of compliance but rather whether a proposal **has addressed the** ~~is consistent with the~~ good Design **Elements** ~~outcomes~~ promoted by the Design Guide. It is acknowledged that there may be suitable alternatives to the examples provided within the Design Guide based upon site specific characteristics and other factors that guide development.*

8.3 This proposed text has been considered by Mr Compton-Moen in paragraph 5.8 of his evidence. Mr Compton-Moen confirms in his evidence the additional text helps clarify the purpose of the BMUZ Design Guidelines.

- 8.4 Submitter (3215.2) also seeks the following specific changes to the text of the BMUZ Design Guidelines:

Residential units at ground floor should be carefully considered along main roads. Ground floor, street facing residential units on rare occasions may be appropriate ~~for quieter streets provided the majority of street frontage is for business/commercial use~~, however finished floor levels, setbacks and screening will need to be carefully considered so as to provide appropriate levels of privacy for residents.

- 8.5 In my opinion the proposed deletion improves the wording. Determining what streets are “quieter” may be difficult. This proposed text has been considered by Mr Compton-Moen in paragraph 8.3 of his evidence. Mr Compton-Moen supports this change to allow greater freedom for the placement of residential activities, recognising there is often limited appetite for the amount of retail, office or commercial space required, but also recognising the importance of creating a strong built edge to the street. Design Element 09 anticipates that designers will address concerns over ‘safety and privacy’ in their designs for residential activities if fronting a street and having a positive relationship with the street.

- 8.6 Submitter (3215.3) also seeks rewording of paragraph 5 of Design Element 06 – Accessibility as follows (deletions shown as strikethrough and additions shown underlined):

...~~Provide for pedestrian routes to be at least 1.8m wide or greater of~~ suitable width to cater for pedestrian and universal access commensurate to the anticipated usage of the route to avoid crowding on footpaths.

- 8.7 In my opinion the proposed deletion improves the wording as it is less prescriptive than specifying a distance to be met. In paragraphs 8.4 – 8.5 Mr Compton-Moen considers the change and is also supportive, recognising the less prescriptive approach is for guidelines.

8.8 The Oil Companies¹² (3383.8) seek that the BMUZ Design Guidelines be amended to clarify that they relate to residential or mixed use buildings only. In the alternative, The Oil Companies seek that the BMUZ Design Guidelines be amended to recognise that commercial activities such as service stations have functional and / or operational requirements which impact on their ability to meet the 'typical' urban design outcomes envisaged. The Submission¹³ provides proposed text that describes how service stations can be different in terms of smaller buildings with larger hardstand areas.

8.9 These submission points are closely related to those considered above in Topic 3 with regard to changes to the actual PDP text. The relief proposed in those submissions is the addition of a new section at the start of the BMUZ Design Guidelines in response to the Ngai Tahu Property submission (3215.1), which notes that there may be suitable alternatives to the examples provided, and that proposals are not intended to be assessed against the Design Guide in terms of compliance, but rather whether a proposal has addressed Design Elements promoted by the Design Guide.

9. TOPIC 5: RELATIONSHIP TO BUILDING ACT / BUILDING CODE

9.1 The Public Health South (**PHS**) submission (3109.24, 3109.25) seeks a comprehensive approach to healthy urban planning that addresses all health determinants relating to the physical environment. These include energy efficient housing, including insulation, ventilation, heating, double glazing, accessibility for people with disabilities and design suitable for the target such as disability or elderly, families or flatters.

9.2 The specific relief sought is that the health outcomes of the population and protection of natural environments are considered in development policy for the built environment.

9.3 The BMUZ Design Guidelines do already cover some matters listed by PHS, for example Design Element 6 considers accessibility, and

12 Z Energy Ltd, BP Oil New Zealand Ltd and Mobil Oil New Zealand Limited
13 Pages 10-11 of 3383.

Design Element 10 covers building materials and environmental sustainability. While the desire to address the other matters in the submission is recognised for example insulation, it is generally not desirable to seek to mandate higher standards for matters such as ventilation or insulation through the PDP under the Resource Management Act, when these matters are best dealt with through the Building Act / Building Code¹⁴. Central Government has the role of regulating building quality and setting minimum standards through the Building Act and Code. Creating different requirements through the planning process is not considered efficient or effective when these matters need to be addressed on a consistent basis nationally.

9.4 This approach of referencing Green Star building ratings was specifically rejected as part of the consideration of Stage 1 submissions. The notified Stage 1 provisions provided for extra height if a six-star green rating was achieved. As these provisions were removed, it would be inconsistent to now include reference to them in the BMUZ Design Guidelines.

10. TOPIC 6: REFERENCE TO SECTION 104(1)(c) IN BMUZ DESIGN GUIDELINES

10.1 Ken Muir (3211.4) expresses concern that the BMUZ Design Guidelines make reference to section 104(1)(c) of the RMA. The relevant extract from the notified BMUZ Design Guidelines is shown below:

This design guide is intended to complement and assist in the interpretation of the District Plan. To this end, the Council will use this guide under section 104(1)(c) of the Resource Management Act to help it assess and make decisions on resource consent applications. ¹⁵

10.2 As the BMUZ Design Guidelines are incorporated by reference as a matter of discretion, the reference to section 104(1)(c) 'other matters'

14 It is noted that Policy 16.2.1.6 could be considered as an exception as it states "Ensure that residential development and visitor accommodation provide acoustic insulation over and above the minimum requirements of the building code to limit the potential for reverse sensitivity effects" however the building code does not regulate acoustic insulation, just thermal insulation.

15 P.4 BMUZ Design Guidelines

is unnecessary as they will be considered under section 104(1)(b)(vi) being a relevant provision of a plan or proposed plan.

- 10.3** The removal of the second sentence quoted above is supported to avoid any confusion, and is shown below and in the revised BMUZ Design Guidelines contained in **Appendix 1**.

*This design guide is intended to complement and assist in the interpretation of the District Plan. To this end, the Council will use this guide under section 104(1)(c) of the Resource Management Act to help it assess and make decisions on resource consent applications.*¹⁶

11. TOPIC 7: REFERENCE TO PERMITTED ACTIVITIES (BMUZ DESIGN GUIDELINES)

- 11.1** FII Holdings (3267.5) and Wayfare Group (3343.4) request further clarification to ensure the Guidelines do not apply to permitted activities. The wording on page 4 of the notified BMUZ Guidelines states:

“This design guide can be applied to both permitted activities and applications for resource consent that may breach district plan rules”.

- 11.2** The submitter states that it would be onerous and inefficient for permitted activity development to have to demonstrate compliance with the BMUZ Design Guidelines.
- 11.3** Removing the reference to permitted activities is supported, primarily because a permitted activity does not need resource consent and therefore there is no mechanism where achievement of the Design Elements can be considered. Removing written reference to permitted activities will ensure the focus of the Design Guidelines is on those proposals that require resource consent.

11.4 In **Appendix 1**, the reference to permitted activities has been removed from the Revised BMUZ Design Guidelines. The relief sought by FII Holdings (3267.5) and Wayfare Group (3343.4) is accepted.

12. TOPIC 8: SUITABILITY OF CERTAIN TREE SPECIES (BMUZ DESIGN GUIDELINES)

12.1 Queenstown Airport Corporation (QAC) (3316) request that tree species Lemonwood (Tarata), Ornamental Pear, Copper Beech and Marble Leaf be removed from the suggested list of species.

12.2 The nearest BMUZ to Queenstown Airport is located on the northern side of SH6 approximately 650m from the main runway. The risk of bird strike is low, but of high potential consequence. I do note these trees can also be planted as a permitted activity. While no specific ornithological advice has been obtained, Council's urban design expert Mr David Compton-Moen has identified in paragraph 9.1 of his evidence four replacement tree specimens that would be equally suitable in a BMUZ environment. The proposed replacement tree specimens are:

- (a) Quercus palustris, Pin Oak
- (b) Liquidambar styraciflua, Sweet gum
- (c) Fuscospora cliffortioides, Mountain Beech
- (d) Podocarpus cunninghamii, Mountain Totara

12.3 Mr Compton-Moen notes¹⁷ that these species are already apparent on the Frankton Flats and that they do not produce fruit or berries that would be a direct attractor to birds, however QAC may be able to provide further advice on whether these replacement species are suitable.

12.4 I note that the listed species of concern to QAC can be planted as of right as a permitted activity in the BMUZ zones, nevertheless given the high potential consequences of a bird strike I consider it appropriate to

17 Paragraph 9.2

remove the species of concern to QAC and replace them with alternatives. The relief sought by the QAC is supported.

12.5 I now move to the Residential Design Guidelines.

13. TOPIC 9: REJECTION OF RESIDENTIAL DESIGN GUIDELINES

13.1 The submission of Wayfare Group Ltd (3343.4), Silver Creek Ltd (3347.1), Marama Hill Ltd (3280.1), Queenstown Views Villas Ltd (3282.1) and Nicholas Cashmore (3203.1) request that the residential design guidelines be deleted. In summary the submitters are concerned reference to the Residential Design Guidelines in the PDP may result in inefficient and ineffective land use and decision making processes. Silver Creek Ltd consider the guidelines are not necessary and create an additional burden on consenting, including costs which have not been considered. Marama Hill Ltd and Queenstown Views Villas Ltd consider the Residential Guidelines will impose additional economic costs to individual landowners and the wider community with no proven additional benefits, and that deleting the provisions will avoid these costs.

13.2 The Residential Design Guides s.32 assessment has carefully considered the costs and benefits of incorporating design guidance by reference. Option 1 of that assessment was to not have Residential Design Guidelines. This was ranked fourth out of the four options. Appendix C of the s.32 report also specifically lists the excerpts from the Independent Hearings Panel report 09A (Stream 6) where reference to provision of design guidance is made, including the wide support from submitters on Stage 1 of the PDP for residential Design Guidelines.

13.3 The submissions referenced in the paragraph above do not provide any assessment of why the Residential Design Guides s.32 report is incomplete or incorrect, and the findings of the s.32 are accepted. Therefore, the relief sought in submissions by Wayfare Group Ltd (3343.4), Silver Creek Ltd (3347.1), Marama Hill Ltd (3280.1), Queenstown Views Villas Ltd (3282.1) and Nicholas Cashmore

(3203.1) above to delete the Residential Design Guidelines is not supported.

13.4 Elliot Family Trust (3264.1) requests that the design guidelines be re-done over two years with ratepayer input and neighbourhood consultation. The submission refers to the planning charette process used for the Queenstown water front as an example of a consultation process that engaged the community. The submitter also states (3264.2) the guidelines encourage poor design.

13.5 The Residential Design Guidelines are going through the formal public notification, submission and hearing process under the 1st Schedule. As noted in paragraphs 3.6 – 3.10, the ‘comments’ stage from the First Schedule was not followed. However, submitters now have an opportunity to submit and seek changes on the content of the guidelines. Significant preparatory work has gone into preparing the Residential Guidelines and there is a s32 assessment in support of them. I do not support starting the process again, and recommend that the submission be rejected.

14. TOPIC 10: AMENDMENTS TO PDP TEXT RELATING TO RESIDENTIAL DESIGN GUIDELINES

14.1 Heritage New Zealand (3191.2) request that wording is added to the high density, medium density and lower density residential sections of the Residential Design Guidelines, requiring that designs must not detract from, dominate and/or denigrate the significance or values of recognised heritage items or features and that designs should demonstrate that they are compatible with these values, or words to like effect.

14.2 It is recognised that Chapter 26 of the PDP deals with historic heritage and contains objectives¹⁸, policies¹⁹ and rules²⁰ relating to development within the setting of a heritage building (Stage 1 appeals remain outstanding). Any new development in the residential zones that is within the setting of a listed heritage item will require either a

18 Objective 26.3.1 - The District's historic heritage is recognised, protected, maintained and enhanced.
19 Policy 26.3.1.4a, b and c
20 Rule 26.5.9

discretionary or restricted discretionary activity consent under the 'setting' Rule 26.5.9 depending on the heritage category (assuming the 'setting rule that is under appeal remains in some form). The effects of new development on the setting of listed heritage items is therefore considered to be fully covered under the Chapter 26 provisions, and does not need to be duplicated through the Residential Design Guidelines.

- 14.3** In a related theme, Friends of Wakatipu Gardens and Reserves and Associated Residents (“**Friends**”) (3241.1-7) request that greater recognition be given to Special Character Areas and residential amenity, in particular that the Park Street Special Character Area be provided for within the Residential Design Guidelines, and / or associated variations to residential provisions of chapters 7 – 9 of the PDP.
- 14.4** It is noted that a submission seeking the Special Character Area sought adjacent to the Queenstown Gardens was not accepted by the Hearings Panel on Stage 1²¹, and this recommendation was adopted by Council. Friends participated in the Topic 1 hearing but this did not deal with the Special Character Area. The interim decision [2019] NZEnvC 133 amended Strategic Objectives 3.2.6.2 and 3.2.6.3 partly in response to Friends input²². The nature of the Special Character Area (if any) is therefore uncertain, and it is not appropriate to add new material to the design guidelines given that uncertainty.
- 14.5** As noted previously in consideration of The Oil Company submissions, the design guidelines are focused around Design Elements to be addressed, and are not activity based nor can they hope to cover every scenario. If a Special Character Area is created it may well have its own set of objectives, policies, rules and possibly even design guidelines to guide development in that area.
- 14.6** The submission by Wayfare Group (3343.5) seeks that the respective polices and rules (including assessment matters) should be amended

²¹ Paragraphs 308-311, and 978-979, Report 5, Stream 3, Chapter 26: <https://www.qldc.govt.nz/your-council/district-plan/proposed-district-plan/decisions-of-council/#independent-panel>

²² Paragraphs 129 - 130

to “encourage” consistency with the Design Guidelines (rather than requiring or ensuring consistency. This submission is commented on in Topic 3 above in relation to the BMUZ, and the same assessment and conclusion applies. The notified policies do in fact seek to ‘encourage’ consistency for each of the three residential zone, namely Policies 7.2.1.5, 8.2.2.6, and 9.2.2.3.

14.7 Wayfare Group (3343.5) and FII Holdings (3267.4) also seek that any duplication between the matters contained in the Residential Design Guidelines and PDP text, for example matters of control, restricted discretion, or standards, be removed. This submission is also commented on in Topic 3 above in relation to the BMUZ, and the same conclusion applies. The Residential Design Guidelines add further description and clarification to the matters of restricted discretion.

14.8 The Oil Companies (3383.19) seek that Policy 7.2.1.5 is amended as shown below:

Encourage residential buildings and development to be consistent with the design outcomes sought by the Residential Zone Design Guide 2019. (underlining added)

14.9 As noted with regard to the BMUZ Guidelines, this approach is not supported, as the Design Elements identified for the residential zones can be applied to buildings that are not just residential in nature, but which are anticipated in the residential zones. For example in the High Density Residential Zone, visitor accommodation is clearly anticipated²³ as is commercial activity not exceeding 100m² which is provided for as a permitted activity²⁴, and in residential zones the built form should seek to address the Design Elements in the Residential Design Guidelines.

15. TOPIC 11: AMENDMENTS TO TEXT OF RESIDENTIAL DESIGN GUIDELINES

23 Visitor accommodation requires consent as a restricted discretionary activity (Rule 9.4.6) but is clearly anticipated in the Zone Purpose statement.

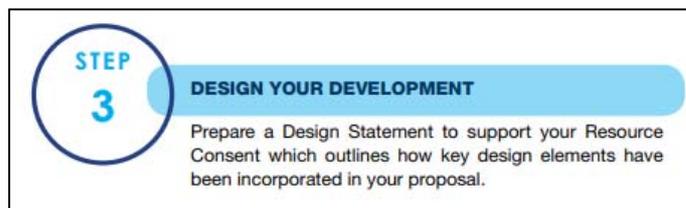
24 Rule 9.4.1

- 15.1** Marama Hill Ltd (3280.2) and Queenstown Views Villas Ltd (3282.2) request that the Residential Design Guidelines be amended to remove reference to irrelevant policies. The submission provides an example where Design Element 03 relating to building dominance and sunlight access lists LDSR Policy 7.2.1.4 as being relevant, however this policy relates to noise insulation for buildings adjacent to a State Highway.
- 15.2** A full review of all the referenced policies has been undertaken, and those that are identified as incorrect such as that listed above are now shown as deleted in **Appendix 2**. Additional policies that were not listed have been added utilising Clause 16(2) of the First Schedule. These are referenced accordingly in **Appendix 2**. The relief sought by the Marama Hill Ltd (3280.2) and Queenstown Views Villas Ltd (3282.2) is recommended to be accepted.
- 15.3** Similar to the submission on the BMUZ Design Guidelines, Marama Hill Ltd (3280.3), Queenstown Views Villas Ltd (3282.3) and Wayfare Group (3343.5) request clarification to ensure the Residential Design Guidelines do not apply to permitted activities. The wording of the notified Residential Design Guidelines states: *“This design guide is applicable to both permitted activities and applications for resource consent that breach district plan rules”*.²⁵ The submitter states that permitted activities have no obligation to consult the Residential Design Guidelines.
- 15.4** In Topic 7 above, in relation to the BMUZ, I recommended removing the reference to permitted activities in the BMUZ Design Guidelines because all new buildings in the BMUZ require resource consent.
- 15.5** The Residential Design Guidelines are different because many new residences can be constructed within the rules i.e. without resource consent. In these scenarios it would be good if the Design Elements were considered even if the building itself did not require resource consent.
- 15.6** However I consider it best to remove reference to permitted activities as shown in **Appendix 2**. This is because the Residential Design

Guidelines have been incorporated by reference as a matter of restricted discretion and the reference to permitted activities could be confusing. Non-statutory design guidance for permitted activities could be provided separately by QLDC to encourage good design of buildings in residential zones that do not trigger the need for resource consent. The relief sought by Marama Hill Ltd (3280.3), Queenstown Views Villas Ltd (3282.3) and Wayfare Group (3343.5) is accepted.

15.1 Marama Hill Ltd (3280.3) and Queenstown Views Villas Ltd (3282.3) request that the reference to the Design Statement on page 5 be removed from the Residential Design Guidelines. They express a concern that the section 32 evaluation only considered there to be the potential for a “perceived” increase in the amount of information required to be submitted as part of a resource consent application, stating that in effect it would be no more than is required by Schedule 4 of the Resource Management Act 1991. The submitters are concerned that Schedule 4 recognises that an assessment of effects should include such detail as corresponds to the scale and significance of the effects that the activity may have on the environment. The submitters consider the provision of a Design Statement (as recommended by the Guidelines) and an assessment of the proposal against the entirety of the Design Elements, runs contrary to the intention of the Fourth Schedule.

15.2 The notified version of the Residential Design Guideline Has Step 3 as follows:



15.3 The Residential Design Guidelines do not specifically state that that Design Statement needs to be *included* with a resource consent application. Clause 1 of the Fourth Schedule states that “any information required by this schedule, including an assessment under clause 2(1)(f) or (g) must be specified in sufficient detail to satisfy the purpose for which it is required. I consider this covers the situation

described by the submitters of having to work through “the entirety”²⁶ of the 12 Design Elements when seeking consent for say, a small addition to an existing building.

15.4 Most architects or designers would be turning their mind to the 12 Design Elements as part of a new development. The preparation of a written Design Statement to accompany a resource consent application will focus and reflect the thought process that happens when designing a development. The Design Statement can show how the different Design Elements have been provided for (or cannot be provided for) in the proposed design.

15.5 A Design Statement is a useful document for a processing planner to understand how the Design Elements have been addressed, and can also be used by applicants to show they have considered all Design Elements but that some are not able to be addressed for given reasons. As the submitter notes, the Design Element 06 relating to outdoor living space will not be applicable for say a permitted commercial activity of up to 100m² in the HDR zone.

15.6 The relief sought by the submitters is therefore rejected, as the provision of a Design Statement may in fact address other concerns by Marama Hill Ltd (3280.3) and Queenstown Views Villas Ltd (3282.3) that the Residential Design Guidelines do not enable flexibility and will impose additional economic costs.

16. TOPIC 12: HOW RESIDENTIAL DESIGN GUIDELINES DEAL WITH SLOPING SITES

16.1 Gillian MacLeod (3016.3) notes that the District has a very distinct alpine environment, and in Queenstown construction often occurs on complex and very steep sites. The submitter considers that on steep sites it is often impossible to achieve a front door that faces the street, as site demands that car access is paramount and often leads to an outside stair to a door to the side, or that the entrance is only accessible via a flight of stairs. Guidance on sloping sites is requested. It is noted

26 3.1(iv) of Marama Hill Ltd submission 3280.

that the submitter refers to recession planes however recession planes do not apply to sloping sites²⁷.

16.2 At a high level Mr Compton-Moen notes²⁸ that the Design Elements to be addressed remain the same whether the site is flat or sloping, i.e. the positioning of entrances, carparking and landscaping, and the fact that a site is sloping will affect how these design elements are addressed, which can be described in the Design Statement. The Design Statement may become more important on a sloping site in terms of showing how the design has responded to the Design Elements on a sloping site.

16.3 From a planning perspective, the only PDP rules that are different for sloping sites is the absence of recession planes (except for accessory buildings) and the reduced height allowance (usually 1m less).

16.4 The submitter makes an important point as the notified Residential Design Guidelines do mainly provide images or examples of the design elements on flat sites. Sloping sites are referred to under Design Elements 03 and 07, and a photo of the Bullendale development at Arthurs Point was included²⁹, which is a residential development on a steeply sloping site, however the photo did not necessarily illustrate the sloping nature of the area. Mr Compton-Moen has considered this in his evidence³⁰ and in response to the submission, the following changes are recommended to the Residential Design Guidelines:

(i) Under the HDR page, (p.4), two additional photos have been added of sloping sites, once with the sloping site above the road level (Photo 1) and the other below the road level (Photo 3).

(ii) Under Design Element 02, photo 1 of a sloping site has been added.

(iii) Under Design Element 03, a sloping site diagram has been added. This shows the building envelope for sloping heights and associated text.

27 Except in relation to accessory buildings, excluding the road boundary.

28 Paragraph 10.4 of David Compton-Moen EIC

29 Page 4, photograph 4.

30 Paragraphs 10.3 – 10.4 of David Compton-Moen EIC

16.5 The relief sought by Gillian MacLeod (3016.3) is therefore accepted.

17. TOPIC 13: PLANTING GUIDE SHOULD REFLECT THE DISTRICT

17.1 Gillian MacLeod (3016.5 and 3016.6) seeks that the planting guide should reflect the District, and seeks that the guidelines reflect the very high-water usage of the district and suggest planting of native, low water need and appropriate species. Further, the submitter seeks that the Residential Design Guidelines discourage nuisance species such as wilding or asthma causing trees, or inappropriately-scaled species.

17.2 With regard to nuisance species such as wilding trees, these are already regulated under Chapter 34 of the PDP which relates to Wilding Exotic trees. Under Rule 34.4.2, a long list of trees and plants is prohibited, including all key wilding species. The relief sought by Gillian MacLeod is therefore already covered to a degree in Chapter 34. Prohibited species listed in Rule 34.4.2³¹ include:

- (a) Contorta or lodgepole pine (*Pinus contorta*);
- (b) Scots pine (*Pinus sylestris sylvestris*);
- (c) Douglas fir (*Pseudotsuga menziesii*);
- (d) European larch (*Larix decidua*);
- (e) Corsican pine (*Pinus nigra*);
- (f) Bishops pine (*Pinus muricate*);
- (g) Ponderosa pine (*Pinus Ponderosa*);
- (h) Mountain pine (*Pinus mugo uncinata*);
- (i) Dwarf Mountain pine (*Pinus mugo*);
- (j) Maritime pine (*Pinus pinaster*);
- (k) Sycamore (*Acer pseudoplatanus*);
- (l) Hawthorn (*Crataegus monogyna*);
- (m) Boxthorn (*Lycium ferocissimum*);
- (n) Buddleia (*Buddleja davidii*);
- (o) Grey willow (*Salix cinereal*);
- (p) Crack willow (*Salix fragilis*);
- (q) Cotoneaster (*Simonsii*);
- (r) Rowan (*Sorbus aucuparia*);

31 As there are no appeals to this rule it must be treated as operative under section 86F RMA.

(s) Spanish heath (*Erica lusitanica*).

17.3 With regard to appropriate scaling of species and their suitability for a particular site, this very much depends on the site size and location / proximity of planting to neighbours. Mr Compton-Moen notes³² that the Design Guidelines include simply a list of plants to assist, rather than being more prescriptive or seeking to cover landscape architecture matters. I agree with Mr Compton-Moen that more landscape architecture type guidance on the right tree / plant for the right space is a separate matter that is not best dealt with through the Residential Design Guidelines.

17.4 With regard to whether the planting does include dry tolerant species, the advice of Mr Compton-Moen³³ is that all categories of trees, shrubs, hedges, groundcover / grasses and climbers listed include dry tolerant species. Many native species selected e.g. Kowhai, Cabbage tree, Lancewood, the Olearia and Coprosma's are common locally and thrive in the Queenstown Lakes climate.

18. TOPIC 14: SPECIFIC PHOTOS AND DIAGRAMS

18.1 Gillian MacLeod (3016.1, 3016.2, 3016.4) raises concerns about four photos used in the Residential Design Guidelines. The photos of concern are listed below:

- (a) Page 13 - Photo 2 (close up of brick with metal screen)
- (b) Page 14 - Photo 2 (on a "weird angle")
- (c) Page 18 - Photo 2 (a desolate sidewalk in the rain)
- (d) Page 18 - Photo 2, 3 (particularly uninviting)

18.2 The submitter considers that the photos need to be much better, joyful and persuasive as they illustrate what the Residential Design Guidelines are trying to achieve.

18.3 These photographs have been considered by Mr Compton-Moen who has recommended in his evidence as follows:

³² Paragraph 9.3 of David Compton-Moen EIC.

³³ Paragraph 9.3 of David Compton-Moen EIC.

Submitter Comment	Comment
Page 13 - Photo 2 (close up of brick with metal screen)	Photo replaced as shown in Appendix 2 with more suitable image.
Page 14 - Photo 2 (on a “weird angle”)	Photo replaced as shown in Appendix 2 with more suitable image.
Page 18 - Photo 2 (a desolate sidewalk in the rain)	Photo retained – does not feature a desolate sidewalk in the rain, perhaps this is a reference to photo 2 on page 22. The photo does have wet roads / footpaths in it but still usefully shows the Design Element [06] relating to ‘creating high levels of accessibility for all transport modes’ as it shows a cycle lane, indented parking and a footpath.
Page 18 - Photo 2, 3 (particularly uninviting)	Photo 3 has the red cross next to it, it is meant to show an uninviting reserve area surrounded by high fences. Photo retained. Photo 2 is a transparent fence that allows a visual connection and passive surveillance of the street.

18.4 The relief sought by the submitter is therefore accepted to the extent that several photos have been removed and replaced.

18.5 Elliot Family Trust (3264.3) expresses concern about the photographs and images used as examples of Medium Density Residential development³⁴. Mr Elliot does not provide any explanation of why the photographs and diagrams are inappropriate. Mr Compton-Moen has prepared the images to demonstrate the identified Design Elements referred to in the Residential Design Guidelines. Given the lack of

34 In particular, pages 8 and 9 of notified Residential Design Guide.

explanation as to why certain images are inappropriate, submission point 3264.3 is recommended to be rejected.

19. TOPIC 15: PUBLIC HEALTH RELATED MATTERS

19.1 Similar to the submission on the BMUZ Design Guidelines, Public Health South (3109.14 – 3109.22) supports the need for a mix of low/ medium and high density housing areas if they are well designed and supports the detailing of 'good design elements'. Within this framework, the following points must also be considered:

- (a) energy efficient housing, increased density, healthy living, lowest possible cost.
- (b) insulation, ventilation, heating, double-glazing, accessibility for people with disabilities, design suitable for the target – for disability or elderly, families or flatters
- (c) the use of eco-design and climate-safe house design principles should be part of the planning for new developments
- (d) safety, including street lighting, a safe low-impact (noise, conflicts) environment.
- (e) transport including access to public and active transport links, cycle-ways and walking paths
- (f) encouraging community connectivity including shared green spaces, picnic areas/ BBQs/ tables.
- (g) encouraging healthy lifestyles including playgrounds, pump tracks/ skate parks, sports facilities, planting fruit trees and providing garden allotments for growing vegetables, smoke free outdoor spaces, provision of drinking fountains and seating areas for breastfeeding, and access for elderly with those with disabilities.

19.2 The specific relief sought is that the health outcomes of the population and protection of natural environments are considered in development policy for the built environment.

- 19.3** The Residential Design Guidelines do already cover many of the matters listed by Public Health South, for example Design Element 06 considers accessibility. Design Elements 04 and 10 also consider low impact design, materials and environmental sustainability. Connections to open space are covered under Design Element 06.
- 19.4** Some matters identified such as barbecue playgrounds, pump tracks/ skate parks, and sports facilities are considered to be beyond the scope of the design guidelines as these typically occur on public land such a parks and reserves which are subject to reserve management plans and typically zoned as Open Space, rather than being zoned BMUZ. Matters such as street lighting may not be within the control of an applicant using the Residential Design Guidelines as this is covered in the Code of Practice for Subdivision.
- 19.5** While the desire to address the other matters identified by Public Health South is recognised (e.g. insulation, ventilation, heating etc), it is not considered desirable to seek to mandate higher standards for matters such as ventilation or insulation through the PDP under the Resource Management Act, when these matters are best dealt with through the Building Act / Building Code. As noted in Topic 5 with regard to the BMUZ design guidelines, Central Government has the role of regulating building quality and setting minimum standards through the Building Act and Code, and the approach of referencing Green Star building ratings was specifically rejected as part of the consideration of Stage 1 submissions.
- 19.6** To the extent that the Residential Design Guidelines do address many of the matters raised by Public Health South, the submission points 3109.14 – 3109.22 are recommended to be accepted in part.

20. TOPIC 16: REFERENCE TO SECTION 104(1)(C) IN RESIDENTIAL DESIGN GUIDE

- 20.1** Nicholas Cashmore (3203.1, 3203.2) expresses concern there is an inconsistency in the reference to section 104(1)(c), and notes the Design Guidelines would be considered under section 104(1)(b)(vi).

Marama Hill Ltd (3280.1) seek that the design guidelines be rejected because Council could decline a consent that is not consistent with the Residential Design Guidelines, which is inconsistent with the reference to section 104(1)(c) referred to in the design guidelines.

- 20.2** As noted in Topic 6 for the BMUZ, removing reference to section 104(1)(c) 'any other matter' from the Residential Design Guidelines is supported. The proposed change is shown below and included in **Appendix 2**.

*This design guide is intended to complement and assist in the interpretation of the District Plan. ~~To this end, the Council will use this guide under section 104(1)(c) of the Resource Management Act to help it assess and make decisions on resource consent applications.~~*³⁵



Blair Devlin

18 March 2020

APPENDIX 1

Recommended amendments to the BMUZ Design Guidelines

QUEENSTOWN LAKES DISTRICT COUNCIL BUSINESS MIXED USE ZONE DESIGN GUIDE S.42A ANNOTATED VERSION

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PROPOSED DISTRICT PLAN – DESIGN GUIDE FOR BUSINESS MIXED USE ZONE

Project no: 2018_081
Document title: 2018_081_PDP (Stage 3) QLDC_Design Guide-Mixed Use
Revision: ~~GE~~
Date: ~~9 May 2019~~ **5 March 2020**
Client name: Queenstown Lakes District Council
Author: David Compton-Moen / Blair Devlin / Erin Quin / Hannah Dow

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C	9/5/2019	FINAL ISSUE	DCM	BD	DCM / BD
D	19/2/2020	S42 VERSION	TM / DCM	BD	DCM / BD
E	<u>5/3/2020</u>	<u>S42 VERSION A</u>	<u>DCM</u>	<u>BD</u>	<u>DCM / BD</u>



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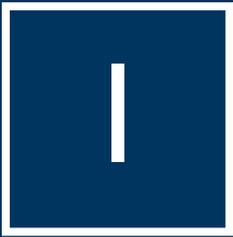
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THE PURPOSE OF THIS GUIDE

THE PURPOSE OF THIS DESIGN GUIDE IS TO IDENTIFY METHODS AND APPROACHES TO ACHIEVE HIGH QUALITY DESIGN OUTCOMES IN THE BMU ZONE.

BMU BUSINESS MIXED USE (CHAPTER 16)

The purpose of the Business Mixed Use Zone (BMU) is to provide for a range of complementary activities that are supplementary to the established town centres of Queenstown and Wanaka. Areas that are BMU zoned are able to be identified in the District Plan Maps. The zone requires that all buildings automatically require resource consent and that all development achieves good design. Good design will ensure that the design of buildings, places, spaces and networks that make up the BMU zone will work for everybody both now and in the future.

The BMU zone has a number of benefits including:

- Opportunities for increased residential densities;
- Establishing a mix of compatible activities which can promote economic growth;
- Reduced distances between residential and commercial uses;
- Placing more people within easy walking distance of services;
- Supporting pedestrian and bicycle-friendly environments; and
- Opportunities for greater intensity, form and heights of development providing high quality design outcomes.

Council understands that development has a variable nature and there is no strict formula to the creation of a good design. This has led to the preparation of this guide which is a tool to assist in achieving good design within the BMU zone. ~~This design guide can be applied to both permitted activities and applications for resource consent that may breach district plan rules.~~ **Submitter Ref: 3267.5, 3343.4**

Key design elements addressed in this Design Guide are:

- 01 Create a positive street edge and a sense of place
- 02 Building facade treatment
- 03 Building height and roof form
- 04 Signage
- 05 Open space provision and boundary interfaces
- 06 Accessibility
- 07 Parking areas
- 08 Waste and service areas
- 09 Private and safe environments
- 10 Building materials and lighting
- 11 Environmental Sustainability
- 12 Landscape materials and planting

THE COUNCIL WILL ENCOURAGE GOOD DESIGN BY

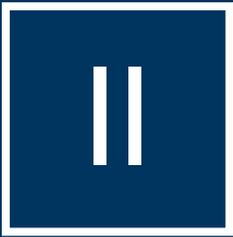
- Recognising where effort has been made to integrate and enhance existing and planned connections, stormwater paths, waterways and open spaces
- Striving to achieve integration, communication, transparency and partnership across Planning, Engineering and Parks teams to provide an effective and efficient regulatory process for the developer

STATUS OF THIS GUIDE

- This design guide is intended to complement and assist in the interpretation of the District Plan. ~~To this end, the Council will use this guide under section 104(1)(c) of the Resource Management Act to help it assess and make decisions on resource consent applications.~~ **Submitter Ref: 3203.1, 3280.1**

The Design Guide has been incorporated by reference into the District Plan. It provides examples of how to achieve good design and outlines the key design elements to bear in mind when designing a development. The assessment of proposals against the Design Guide are not intended to be assessed in terms of compliance but rather whether a proposal has addressed the good design elements promoted by the Design Guide. It is acknowledged that there may be suitable alternatives to the examples provided within the design Guide based upon site specific characteristics and other factors that guide development. **Submitter Ref: 3215.1**

- Version E MARCH 2020



HOW TO USE THIS GUIDE

Would you like to develop your BMU zoned property? Follow these steps

STEP 1
READ THE DISTRICT PLAN

Read the Business Mixed Use Zone Chapter and others that may be applicable to development of your site.

STEP 2
READ THE BMU DESIGN GUIDE

This design guide is based on the seven C's of the New Zealand Urban Design protocol. It provides high-level design guidance to achieve positive development outcomes. Each design element introduces a key design aim that development within the BMU should strive to achieve. A glossary has been provided at the end of this guide to further clarify some design terms used in this document.

STEP 3
INCORPORATE DESIGN ELEMENTS

Twelve different design elements are highlighted to show design methods and techniques which can be used to minimise adverse effects even when a District Plan rule or standard is breached. Review these elements to see whether they have been addressed in the design of your development.

STEP 4
DESIGN YOUR DEVELOPMENT

Use the design guide as a tool when designing your project to ensure your project will achieve high quality design outcomes.

STEP 5
SEEK ADVICE / CONSULT COUNCIL

For further clarification or advice, and seek guidance from Council through the pre-application process **before** applying for a resource consent. It may be helpful to prepare a design statement to support your development proposal or seek advice through the Urban Design Panel process which a Council officer can assist with.
Reference: Clause 16, 1st Schedule



BUSINESS MIXED USE

DESIGNING WITHIN THE BMU IS A CREATIVE PROCESS INVOLVING THE NEED TO DESIGN FOR COMPATIBILITY BETWEEN A VARIETY OF USES.

The zone provides for a range of diverse activities that are supplementary to that of the established Queenstown and Wanaka town centres. Successful mixed-use developments will respond to this context by elevating the quality of urban design, enhancing the sense of place, encouraging pedestrian oriented development and enabling compatibility and integration. Developments can potentially reflect some of the established character of good design within town center zones that contribute positively to the visual quality, vitality, safety and interest of streets and public places. This reinforces and strengthens local identity and helps create a sense of place. Importantly, the design of projects should reflect design elements of human scale.

A quality development should not only be designed to address the site, it should also contribute to and enhance the public realm, in particular the street and open spaces for people of all abilities. By contributing to a better public realm a development can enhance the desirability of a neighbourhood, increasing its value to buyers and tenants. First impressions also count, the perceived quality of a development when viewed from the street will influence its value and desirability to potential buyers and tenants.

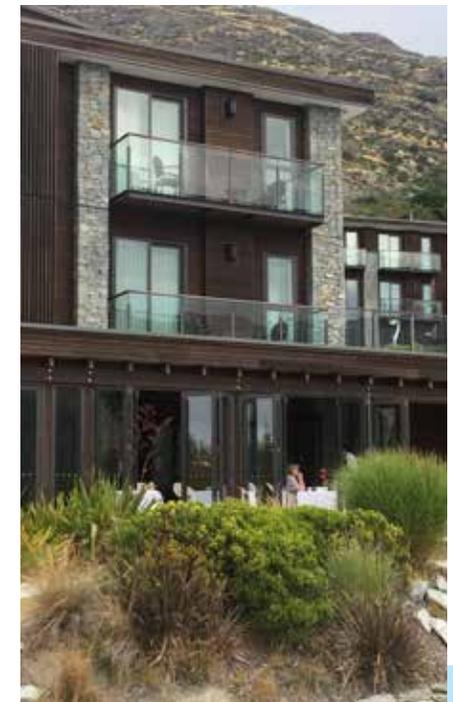
Mixed-use developments typically accommodate two or more uses within a building, site or block. They can contain a diverse range of activities that can be organized vertically, horizontally or a combination of both. Future buildings, parking, connections, open space and landscaping need to respond to the existing context and anticipate likely development on adjoining sites. The placement and design of buildings relative to the site topography determine the levels of outlook, sunlight access and privacy received by occupants. It will also influence construction costs by determining the level of geotechnical engineering, earthworks and retaining required. Slope will impact the placement of access and parking and the quality of outdoor living spaces therefore needing early consideration in any project concept.

- Consider the existing site and identify what are its strengths and constraints. Integrate the site with existing uses and connections where there is opportunity. Identify the focus of development to provide a positive and where possible active frontage to streets, public spaces and common areas.
- Respond to the environmental context of the site such as sun, wind, nearby open spaces and watercourses, views across, into



One of the most important design aspects is ensuring developments relate well to their context and the street. Queenstown BMU developments may be 4-5 storeys but have the potential to be six-storeys. Consideration of the effects of height and bulk, modulation of facades and variation in material use is important to ensure that developments do not dominate their neighbours especially if close to residential uses.

- and out of the site, and topography.
- Consider the needs of the occupants as well as the best outcome for the street and its surrounds. CPTED and Universal design considerations at concept stage will aid in ensuring your development will be more accessible, safer, and convenient for everyone regardless of age and ability.
- Provide for a range of activities and design to accommodate for compatible environments of high amenity.
- Avoid buildings which overwhelm or dominate the street or adjoining sites that are not designed to human scale and provide little opportunity for people to interact.
- Take a comprehensive approach to design that addresses and coordinates site planning, building design and landscape. Use local materials where possible to contribute to local identity and distinctiveness.



RELEVANT DISTRICT PLAN POLICES

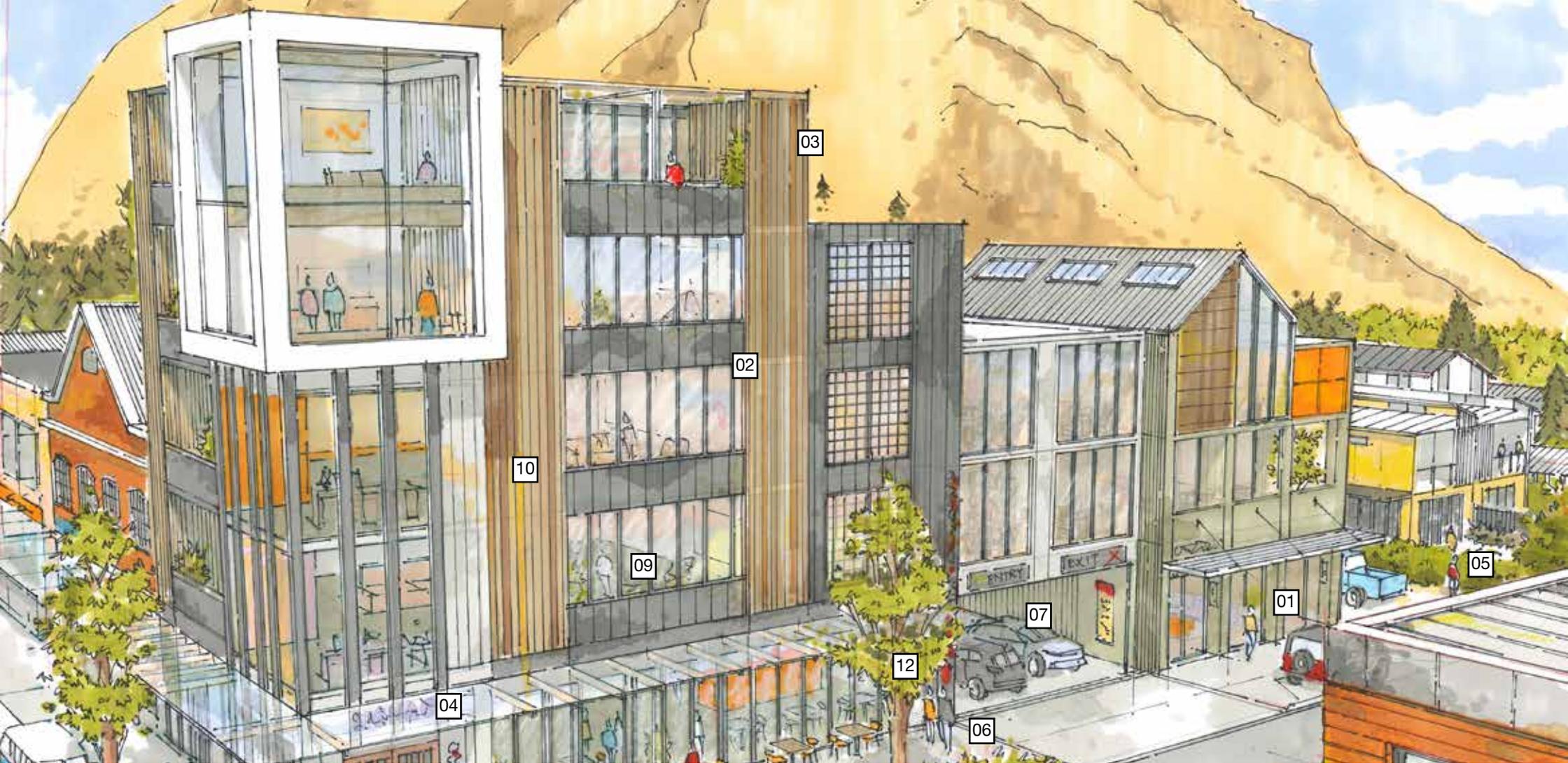


16.2.1.1, 16.2.1.2, 16.2.1.9,
16.2.2.1, 16.2.2.3

One of the most important aspects is ensuring developments relate well to their context and the street.

Wanaka BMU developments may typically be 2 storeys but have the potential to be 3 storeys. Modulation of facades, variation in material use and consideration of height and bulk form is important to ensure that developments do not dominate neighbouring properties especially if close to residential uses.





GOOD DESIGN ELEMENTS

- 01 Create a positive street edge and a sense of place**
Create positive edges to streets and public spaces by designing active frontages with clearly defined entrances and limiting/avoiding setbacks. Encouraging uses such as restaurants and cafes on the ground floor allows them to 'spill out' into the street can improve an areas vitality and interest and provides natural surveillance opportunities.
- 02 Building facade treatment**
Use vertical and horizontal detailing on buildings to create human scale designs, rhythm and patterns, with verandas/canopies providing

- weather protection along frontages. For larger footprint buildings consider sleeving the building with smaller retail or commercial units with high levels of glazing.
- 03 Building height and roof form**
Diversity in building height and roof form can be a positive design element reducing the perceived mass of buildings and allowing for variety in urban form where it does not result in adverse effects on neighbours. Locating taller buildings on corners or prominent sites can create landmarks and local focal points. Higher floor to ceiling heights on the ground floor allows flexibility and adaptability for a variety of activities.

- 04 Signage**
Signage should be incorporated into building design so that it is integrated without adversely effecting amenity. Signage is important for legibility and to address way-finding but should not be the primary feature on a site or building. The best signs are of a scale and number that complement its 'host' building without creating visual clutter or dominance.
- 05 Open space provision and boundary interfaces**
Provide for transitions in built form and reduce intensity of development near residential areas whilst ensuring compatibility of uses. Where needed allow for screening and buffering of

- areas in a way that is compatible with development and landscaping features in a way that reduces potential conflict of uses. Consider the potential to create public access to and potentially along watercourses or open spaces e.g. Horne Creek, Warren Park, and Domini Park in a way that is integrated with the comprehensive development of your site.
- 06 Accessibility**
Promote alternative forms of active travel with a high level of pedestrian connectivity and accessibility around and through a site. Pedestrian routes should be well-formed and enhanced by using varied textural

QUEENSTOWN EXAMPLE



WANAKA EXAMPLE

surfacing, landscaped buffer zones and low impact lighting. Cycle parking should be located in easily accessible, well-lit locations, preferably with shelter if for longer stays.

07 Parking areas

Ensure parking supply is not the dominant feature of the development. Ideally, on-site parking should be placed away from the street frontage positioned either at the side or rear of a development. When car parking is placed on-site directly in front of buildings this 'positive interaction' and well-defined street edge is diminished. Vehicle accesses should consolidate to minimize vehicle crossings. While private vehicles will likely be the dominant form

of transportation to these facilities, the pedestrian traffic within the parking lots and between buildings and public areas must be addressed for matters of safety, practicality, comfort and amenity.

08 Waste and service areas

Incorporate, preferably communal, waste and service areas into the site layout to ensure they are screened from public spaces but are easily accessible and functional. With larger developments vehicle maneuvering space is important to allow bins to be serviced, as well as loading space for deliveries. These areas should be separate from areas with high pedestrian movements. (Not shown in sketch).

09 Private and safe environments

Residential uses at ground level should be carefully considered, particularly along busy roads such as Gorge Road as privacy and amenity can be compromised for occupants, although this can be avoided through good design. Upper level residential units also benefit from improved access to sunlight and views, whilst also providing informal surveillance of public spaces. Locating office space directly above the ground floor allows for an activity buffer between commercial uses at ground level and residential use on higher levels.

10 Building materials and lighting

Variation in material use can provide interest to a building and reduce its perceived visual mass.

Allow for the vertical noise transmission between levels to be minimized by installing acoustic buffering walls and floors.

11 Environmental sustainability

Encourage environmental sustainability through the use of sustainable design options and materials.

12 Landscape materials and planting

Encourage landscape planting to soften blank walls, hard surface areas and provide additional amenity. Use changes in materials to create high amenity, human scale spaces.

01

CREATE A POSITIVE STREET EDGE AND A SENSE OF PLACE

RELEVANT DISTRICT PLAN POLICIES

16.2.1.1, 16.2.1.2, 16.2.1.4,



16.2.2.1, 16.2.2.2 **16.2.2.5**

Submitter Ref: 3280, 3282

MIXED-USE DEVELOPMENTS CAN CONTRIBUTE TO CREATING LIVELY STREET ENVIRONMENTS WHEN THEY HAVE ACTIVE USES (SHOPS, CAFÉS, BUSINESSES OR COMMUNITY FACILITIES) AT THE GROUND LEVEL THAT PROVIDE A HIGH LEVEL OF LEGIBILITY AND VISUAL INTEREST WHILE AVOIDING BLANK WALLS OR FACADES.

Design should anticipate the wide range of activities within the zone and consider the adaptability and compatibility of buildings and spaces. Design and plan for active frontages along the street edge to enhance the pedestrian environment and positively address the street using commercial, retail or hospitality activities on the ground floor level. Active frontages are those that have lots of visual interest and connect the public area with activities taking place in the buildings. For a street to have a sense of place and vitality, care must be given to the design of the building frontages that line street edges. Long blank walls and buildings, including the use of opaque or reflective glazing that hides the presence of activity within buildings, that turn their back on the street cannot achieve this function and negatively impact on amenity and vitality. Designs should create opportunities for visual and physical interaction between the lower levels of the building and the street. In some instances small set-backs can be appropriate where they allow for the flexible use of ground floor tenancies such as outdoor dining space, yet it is important to retain a clear pedestrian path along the street and an active frontage.

Floor-to ceiling heights and setbacks are important factors in determining how well a building fits within its surrounding context and how successful it is in providing flexible and pleasant spaces for its occupants. Hospitality and retail are particularly suited to corner establishments due to their likelihood to create street activation. Corner sites have the greatest potential for commercial exposure and can play an important role in defining the character of urban areas by creating building landmarks and improving legibility and way-finding.

Residential units at ground floor should be carefully considered along main roads. Ground floor, street facing residential units on rare occasions may be appropriate for quieter streets provided the majority of street frontage is for business/commercial use. **Submitter Ref: 3215.2**, however finished floor levels, setbacks and screening will need to be carefully considered so as to provide appropriate levels of privacy for residents. Individual street-front entrances for residential dwellings can be used to provide added activity and interest to the public realm.

CLEARLY DEFINE ENTRANCES.

A building's entrance contributes to the overall identity of the development and plays an important role in the impression and experience formed by visitors. An entrance may lead into a common entry foyer, directly into the private space of an apartment, or into a retail/commercial tenancy. Entrances should be considered as part of an entry sequence, from the point of entry onto the site to the reaching of the destination within the site. They should be easily identifiable, safe and should be designed so as to be clearly defined from the rest of the building for legibility and way-finding. Ideally main entrances should face directly onto the street, and not through a parking area.

All entrances should address a street or lane. Active frontages (having doors and glazing) allow natural surveillance over public and shared spaces. Access to the front door or entrance is clearly defined and visible from the street. Features such as verandahs help to activate the street edge and provide a human scale to the building, particularly if it is multiple storeys.





DESIGN ELEMENT CHECKLIST

A Create an active, interesting and engaging streetscape by providing a clear building line along the street edge. Ensure that buildings are located as close to the street boundary as existing or planned street frontage patterns allows. Design entrances to be a clearly distinguishable building element.

B Provide each different use within a building its own entrance with public and private entrances independent of each other. This includes where possible differing activities such as residential and commercial, pedestrian and vehicle entries into buildings and sites, direct ground floor unit entries,

and preferably areas where recycling, waste collection and removal are located.

C Encourage a variety of uses for an active street frontage that contributes to an areas vitality and diversity. Allow for retail, hospitality and commercial uses to be located on ground floor areas that front the street.

D Limit wide building frontages for single use purposes especially if the hours of occupation are restricted, or the level of activity is low such as foyers to commercial offices or solely office space along the street with limited opportunity to activate the street edge.

E Encourage an active frontage, avoiding the use of blank walls, and opaque or reflective glazing that hides the presence of activity within buildings. This allows natural surveillance of the street, common and public space areas, so that occupants are able to maintain eye contact with people in these areas for natural and informal surveillance.

F Provide for the continuity and alignment of the built form to the street and ensure building frontages extend to street front boundaries.

G Provide verandas and canopies for weather protection.

H Ensure clearly visible way-finding signage is provided that is in character with the building and wider context.

I Designed for safe and secure entrances by avoiding the creation of blind spots and hiding spots. Establish a direct physical and visual connection to entrances between the street and the buildings' entrance.

J Enable a clear line of site from one circulation area to the next.

K Provide highly visible, well-lit and sheltered spaces in which to enter the building.

02

BUILDING FACADE TREATMENT

RELEVANT DISTRICT PLAN POLICIES



16.2.1.9, 16.2.2.1, 16.2.2.5, 16.2.2.6

TO CREATE HIGH LEVELS OF VISUAL INTEREST AND ARTICULATION IN BUILDING FACADES

It is essential that all building elevations are considered and designed as an integral part of the overall development. The facades of a building visible from a street play an important role in contributing to the amenity and attractiveness of an area. Facades should therefore be designed to have a pleasing scale and appearance, proportion and rhythm, solid-to-void relationship and materiality. Care and attention should be given to their design to ensure the building stands up to critical observation by designing their form, colour and texture to provide visual interest from a range of distances.

Design so as to express each level of a building clearly, notably the base, middle and top which also contributes to relative symmetry in form of neighbouring buildings.

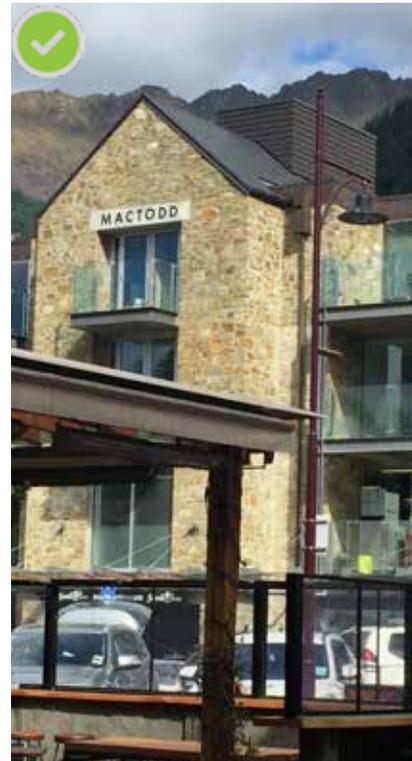
Horizontal and vertical modulation of a building should be used to reduce bulk and mass of a building. Avoid using the same treatment across a wide building facade, which has a horizontal emphasis lacking human scale. Instead, divide them vertically into multiple bays and apply vertical facade treatments such as windows and columns. Use variations in design details, materials, colour and proportions whilst ensuring each part is complementary to the whole.

informal surveillance opportunities can also be achieved through the considered application of balconies and windows. Recessed balconies should be opted for where possible because they provide better privacy, better weather protection and possible improved articulation than cantilevered balconies.

The use of colour on buildings has a significant impact on the streetscape and should be used to create visual interest and character while being compatible to the surrounding environment. Use local materials where possible to contribute to local identity and distinctiveness.

Although the primary and secondary facade designs are of principal concern with respect to articulation, all building elevations should be considered to provide for some visual interest and articulation. The rear facade is often highly visible, especially when the development is taller than surrounding buildings. The rear is usually where services and storage areas are located which need to be carefully considered to ensure they do not detract from the aesthetic of the building through placement and screening.

Design large format retail and commercial developments for people and ensure an active street front. Sleeve larger commercial developments with smaller units to improve an active frontage and provide for further diversity and vitality of an area. Ensure that these smaller units face outward to the public realm and are articulated to provide visual interest at a human scale.



Varying materials and modulation in the building facade can create visual interest as well as reducing the perceived visual mass of a building. A balance of glazing with solid materials is recommended to provide a human-scale feel to buildings. The provision of balconies is a simple solution to create modulation as well as provide outdoor living space amenity for occupants. Plant equipment is also screened from the street.





DESIGN ELEMENT CHECKLIST

- A** Design buildings to make a positive contribution to the public realm and neighbouring sites. Facades should be well considered and designed as an integral part of the building and streetscape adding visual and textural interest.
- B** Avoid the use of blank walls which should not be the primary facade on any building. Any walls should include changes in materials, patterns, colours or other design elements to provide some visual variation and interest.
- C** Design for visual interest especially at pedestrian level. Well-designed facade elements help establish a sense of scale for pedestrians and can help define the public spaces as well. Buildings should be designed to frame adjacent streets and open spaces and provide a high level of transparency.
- D** Ensure that upper levels of buildings provide visual interest and engagement with the street. This may be achieved in many ways including varied glazing treatments
- recessed windows, detailed window surrounds, canopies and awnings, changes in plane, varied use of materials and colours, or the introduction of decks at residences and/or offices.
- E** Articulate and break up long facades to reduce the effect of massing and provide elements of human scale.
- F** Use a materials range that relates to and enhances the local character of the area, and provides visual interest from a range of distances.
- G** Locate drive through lanes so that this traffic does not disturb the movement of pedestrians on site or block the movement of other vehicles. Drive through lanes should not align with site boundaries adjoining the street. Where visible from public areas these lanes should be appropriately visually buffered with low planting or screening to avoid a bleak visual impression of the development.



16.2.1.2, 16.2.2.1, 16.2.2.5,
16.2.2.7

TO ALLOW FOR FLEXIBILITY IN BUILDING HEIGHT WHERE DESIGN AND VISUAL INTEREST CAN BE CREATED WITHOUT RESULTING IN ADVERSE EFFECTS.

Differing heights are allowed within the BMU zone and have been based on shading, sunlight and overall relationship to the wider urban and landscape context desired within the zone. Buildings that appear similar in mass and scale help to maintain a coherent visual image and character to a site. Discretionary heights policy only applies to Gorge Road in Queenstown.

It is important to allow for flexibility in building height where positive design resolve and visual interest can be created without resulting in adverse effects particularly if the additional height proposed enables further residential activity at elevated levels. For additional design advice regarding good design of high-density residential use refer to the Residential Design Guide but keep in mind that different standards apply to other zones.

Additional height should also be considered for corner sites that have the opportunity to create landmark buildings, to emphasise intersections as important nodes, without adverse effects on adjoining properties. With larger developments consider the height and massing of buildings carefully to create buildings that have high articulation and visual interest with diversity in vertical mixed-use activity. Consider the effect of additional height in relation to

adverse shading, building dominance or privacy of neighbouring sites and in particular residences or public streets and spaces. This will affect the amenity of these areas which if adverse should be avoided. Ensure buildings are similar (but not always the same) in height and massing to adjacent buildings or provide a transition between buildings and / or adjacent blocks. Setbacks at upper levels should be incorporated into the design of buildings where building height affects dominance and shading of neighbouring sites. The design of the roof form and its components such as roof material, colour, trim and lighting should be an integral part of the architecture.

Local landmarks can be created using distinct roof forms. Equally, simple forms such as gable ends can create rhythm and character.

Providing greater height in some locations can result in a positive design outcome which would not be achieved if strict adherence to maximum height limits were enforced.



DESIGN ELEMENT CHECKLIST

- A** Parapet, roof and/or ridge heights should be varied to add interest and reduce scale.
- B** Consider the use of overhangs and cornice features for decorative interest.
- C** Large roof surfaces should have variations in parapet height or offsets to break up the linear facade.
- D** Roofs should be earth toned or visually recessive colours and materials with low reflective qualities that complement the wider landscape.
- E** All roof mounted mechanical equipment should be screened and should not be visible from street level and public places. This includes views from elevated public areas such as from Ben Lomond.

04

SIGNAGE

RELEVANT DISTRICT PLAN POLICIES

BMU

16.2.1.7, 16.2.2.1, 16.2.2.5, 16.2.2.8
 -31.2.1.1, 31.2.1.2, 31.2.1.5, 31.2.1.7, 31.2.1.8,
 31.2.1.9, 31.2.1.12, 31.2.2.2, 31.2.2.5, 31.2.3.1,
 31.2.3.2, 31.2.3.3, 31.2.3.4, 31.2.3.5, **Submitter**

IF WELL DESIGNED AND INTEGRATED INTO SITES AND BUILDINGS, SIGNS CAN PLAY A POSITIVE ROLE IN CREATING VISUAL QUALITY AND VITALITY OF AN AREA

Signage can be designed to complement the design aesthetic of a 'host' building, being sympathetic in size, design and appearance to the design aesthetic trying to be achieved. Designers should anticipate signage and signage platforms when designing building facades so it can be visually cohesive, integrated and coherent.

Signage provides way-finding and orientation while also contributing to the character and vitality of a development. Way-finding signage is important for all but the simplest developments or building layouts.

Signage lighting should not negatively affect amenity values at night. Unless needed for way-finding, legibility and safety lighting of signage should only be used during opening hours of business and be designed in accordance with the Southern Lights Strategy.

Signage rules are contained within Chapter 31 of the District Plan.



Signs come in various colours and forms, and if designed well, can add an additional layer to the character of a development, improving way-finding. Equally, if signs including the use of corporate colours are poorly integrated, visually dominating their 'host' building, the effects can be significant (adverse).



Ref: 3280, 3282

DESIGN ELEMENT CHECKLIST

- A** Signage is best located to visually capture an audience without negatively affecting their experience with the surrounding environment through dominance. It is more important signage is complementary to the character of the building and provides way-finding or legibility.
- B** Design signage to complement the overall architectural form of the building in scale, design and overall appearance without being a dominant feature. Ensure signage does not block windows.
- C** Clearly define commercial signage zones so that expectations are clear for new owners/tenants. Commercial tenants/owners may have custom brands and logos that clash with the building or neighbouring tenants. Clear rules should be established for these situations.
- D** Ensure that signage is readable from the street and in character with the building and wider context without adversely affecting the amenity in neighbouring area.
- E** Provide way-finding signage for orienting visitors (including pedestrians, cyclists and drivers). Visitors arriving by car for the first time are often distracted by maneuvering and need very clear signage to visitor parking areas and entry and exit points.
- F** Signage lighting should not create glare or detrimentally affect the ambiance and amenity at night.

05

OPEN SPACE PROVISION AND BOUNDARY INTERFACES

RELEVANT DISTRICT
PLAN POLICIES

BMU 16.2.2.2, 16.2.2.3,
16.2.2.5, 16.2.2.9, **16.2.2.4**

Submitter Ref: 3280, 3282

TO CREATE PUBLIC AND COMMUNAL OPEN SPACES WHICH PROVIDE ADDITIONAL AMENITY TO RESIDENTS PROMOTING COLLABORATION, CUSTODIANSHIP AND TO MAXIMISE CONNECTIONS

Public and communal open space, if well-designed, can add significant benefits and value to a mixed-use development. When not considered to be 'left over' space, open space can be an opportunity to enhance the character of a site. Often the best designed spaces are those that integrate well with adjoining buildings and streets and enjoy a high level of natural surveillance from surrounding buildings. The spaces are highly accessible, and if successful can be a real focal point to build custodianship and collaboration opportunities for occupants and visitors. Spaces should allow a high degree of choice and flexibility for both passive and active use while recognizing the needs of users and businesses.

Where sites adjoin open spaces and natural features developments should be designed to positively integrate and enhance these areas such as Horne Creek and Domini Park.

Further provision of and access to communal open space and/or public spaces should be considered as part of any comprehensive site planning within the zone.

Accessibility and connections are very important to the success of a space, ideally with multiple entry / exit points

(CPTED) and spaces being close to living areas. The simple inclusion of a lockable gate from a dwelling to an open space can mean the difference between space being used or not. Where privacy is required trees and hedging can be used instead of solid fencing, or possibly a combination of the two.

Mixed-use developments are required to be set back from adjoining residential properties, and with a combination of landscape design and appropriate site layout any potential adverse effects can be minimised. Consideration of screening and landscaping that are compatible in form with the design of adjoining properties are favoured. Visually impermeable fencing or walls with no additional landscaping or aesthetic design treatment is not an appropriate method of screening as it creates a visually dominant massing effect.



Communal open space provides the opportunity to workers, residents and visitors to relax if well designed. Successful spaces often have active edges, surrounded by a mix of activities and with multiple entry/ exit points. Seating and shelter are important aspects as well as the ability for people to sit and watch other people. Natural surveillance from surrounding buildings is important.





DESIGN ELEMENT CHECKLIST

- A** Open space should be visually and aesthetically attractive and integrate well with surrounding buildings. Public and private spaces should be clearly defined through landscape or material changes.
- B** Views between private and public spaces should be encouraged to allow for informal surveillance and social interactions between the private and public realm. The development should offer visual, and where possible physical connections through to adjoining open spaces.
- C** Consideration should be given to whether the open space is intended to be held in private or public ownership and how the maintenance of these spaces will be managed.
- D** If intended to be held in public ownership, the space should be in accordance with the Parks and Open Space Strategy. Talk to the QLDC Parks and Reserves team for advice in this regard.
- E** If intended to be held in private ownership, consider the intended users and how they will use these spaces.
- F** The design of the open space should provide opportunities for its intended users to encourage the activation of the space. This could be in the form of connections, seating, shade and amenity and passive and/or active recreation.
- G** Universal design and CPTED principles should be considered in the design of open spaces and common areas.

06

ACCESSIBILITY

RELEVANT DISTRICT PLAN POLICIES

BMU 14.1, 16.2.1.2, 16.2.1.9,
16.2.2.1, 16.2.2.4, 16.2.2.9

TO CREATE HIGH AMENITY STREETSAPES AND SPACES WITH HIGH LEVELS OF ACCESSIBILITY FOR ALL MODES

Early on in the design process, consideration should be given to movement in to, out of and within a site for pedestrians of varying abilities as well as consideration of vehicle movement and placement. Pedestrian connectivity and Universal access should always be given priority consideration as a base for any development.

Ensure that clear and safe connections in to, out of and through sites are provided as this improves site permeability. The provision of connections such as lanes between and through blocks is important in developing an urban form of finer grain and is appropriate in providing integration opportunities across sites.

Establish and improve connections to open spaces and nature, as this is important for amenity and the overall health of occupants and the wider community.

Ensure that universal design has been integrated into developments to accommodate users of all levels of mobility. Provide universal access along routes that link up key destinations - for instance, from the parking space or exit lobby to the front door. When designing connections for both vehicles and pedestrians, raise the kerb treatment to avoid vehicles parking across pedestrian allocated space.

Ensure all connections are both wide enough and at a grade to accommodate two-way traffic. Ensure pedestrian routes between private and public areas, the street and buildings, and parked vehicles and car park entry/exits are direct and intuitive. Provide for pedestrian routes to be at least 1.8m wide or greater **of suitable width to cater for pedestrian and universal access**

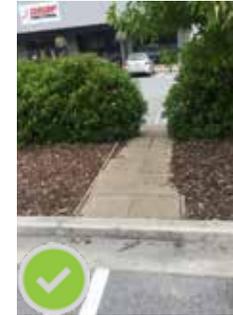
commensurate to the anticipated usage of the route **Submitter Ref: 3215.3** to avoid crowding on footpaths. Reducing crowdedness also reduces possible tension between the users of the space. This is particularly important in places with higher foot traffic, such as areas with bars, restaurants, or other entertainment venues.

Design connections and facilities for pedestrians and cyclists that safely and comfortably accommodate their needs. When preparing detailed designs, imagine using the proposed spaces from every conceivable approach and user's perspective. For example, envisage needing to access the building entry with a pushchair in the rain. Picture crossing the car park in a wheelchair. Is it safe? Is it convenient? Is it attractive?

Support the social life of the street and accommodate anticipated pedestrian traffic. Consider the range of people who will be using the footpath including people with impairments, wheelchairs

and prams, all of whom have different abilities and travel at different speeds. Minimise changes in footpath levels and avoid physical barriers.

Submitter Ref: 3280. 3282



Building up to the street frontage rather than placing car parks in front of a building promotes walking and cycling and creates a more active street frontage. Accessibility for cyclists and pedestrians can be improved by designing clear through routes, suitable surfacing and well-positioned cycle parking.





DESIGN ELEMENT CHECKLIST

- A** Flush entries into buildings is ideal to allow universal movement, allowing all people to enter or exit through the principal entrance.
- B** Where required refer to New Zealand Standard NZS 4121:2001 Design for access and mobility for design requirements. Ensure cross-falls greater than 2% are avoided where possible.
- C** Provide clearly defined, safe, well-lit connections to entrances, car parking, public facilities and cycle facilities with suitable signage for way-finding and legibility. Ideally pedestrian routes are 1.8m wide, free of street furniture or landscaping.
- D** Provide secure bike parking, for both short and long term, and where possible shower and change facilities to encourage more people to cycle for longer trips.
- E** Provide street furniture and landscaping in zones to maintain through clear through routes while providing amenity shade, buffering and street enclosure.

07

PARKING AREAS

RELEVANT DISTRICT PLAN POLICIES



16.2.1.1, 16.2.1.2, 16.2.1.3,
16.2.2.1, 16.2.2.3, 16.2.2.8
29.2.1, 29.2.2.1, 29.2.2.3,
29.2.2.4, 29.2.2.9, 29.2.4.9
Submitter Ref: 3280, 3282

TO DESIGN PARKING AREAS TO ENABLE VEHICLE AND CYCLE ACCESS WHILE PRIORITISING PEDESTRIAN CONNECTIONS AND AMENITY VALUE

Vehicle parking is an important consideration of development that enables people to access commercial activities. By carefully locating and designing parking areas, amenity values can be maintained and walking and cycling can be promoted as alternative modes of transport.

Although the design of a parking area is based primarily around the movement of vehicles, for every vehicle parked there is at least one pedestrian that needs to exit and re-enter the parking area. Good quality parking area design ensures the safety of pedestrians and provides them with a clear and easy route to and from their vehicle. For mixed use developments with retail uses, the ease of use of a vehicle park for pedestrians is important to foster repeat visits - if a customer knows they can easily park and access shops or services they will be more inclined to return. Therefore a balance between convenience of parking provision and the need for pedestrian amenity and active street frontages needs to be carefully considered.

There are often several options for providing parking on a site. These should be considered early on in the design process as it impacts many elements of a building, including access, street frontages and response to wider urban structure. Provision of parking that is the 'right fit' for the development is key to ensuring

adequate and appropriate levels of parking are provided without adversely affecting amenity. Efficient and effective management of parking will ensure it is functional and safe for drivers and pedestrians, while also integrating with the overall design of the building and surrounding public spaces.

Where sites are to be solely for residential use, additional considerations can be included in parking area design. Help with designing these spaces can be found in the Residential Design Guide.

The location and design of on-site parking should:

- Be easily identifiable, efficient, attractive, safe, and logical for all users to navigate;
- Be preferably located to the rear, side, underground and preferably not in between the building and the street or interrupting an active street frontage;
- Be screened from public view by safe and attractive landscaping or building facades, depending on their location;
- Minimise exposed hard surface areas by creating opportunities for sharing or co-locating;
- Accommodate space for maneuvering vehicles and loading bays;
- Provide cycle parking where appropriate, in convenient and visible locations;

- Comply with Parking requirements in Chapter 29 – Transport, of the Queenstown District Plan.

Consider active street frontage when designing parking at the rear. Council recognises that it can be difficult for commercial developments to have an active frontage facing the street as well as an attractive interface at the rear. However, the need to provide an active street frontage must take precedence over the desirability of addressing the parking area. Where buildings back onto a parking area some of the following measures should be used:

- Windows, doors and building modulation
- Create entrances to upper floors uses such as offices
- Place residential use to the rear
- Link the car park to the front with safe and direct pedestrian links

Concealing parking within buildings or potentially underground can be an effective way of mitigating the adverse effects associated with parking.

The top image parking area shows no allocated pedestrian routes or refuge for safety and no features that promote amenity such as landscaping. Where possible, minimise exposed hard surface carparking. The other images identify parking areas that support and promote pedestrian connections and enhancement of these areas which is of key importance.





DESIGN ELEMENT CHECKLIST

- A** Design for slow moving traffic and car parking areas to enhance pedestrian safety.
- B** Car parking areas in front of buildings often have a negative impact on the streetscape. Instead, place parking in areas so that the physical impact of parking areas are minimized, such as the rear or side yard areas or beneath the building.
- C** External parking areas should be enhanced by the placement of landscaped islands and/or trees at regular intervals to soften the visual impact.
- D** Carparks should be designed primarily for the safety of pedestrians and key pedestrian routes and connections should be established during early carpark design stages.
- E** Equal consideration needs to be given to access to and from the car park, and the routes through it, both for vehicles and pedestrians. Ensure that parking provisions and vehicle routes do not compromise a good walking and cycling environment, i.e. raise kerb treatment to avoid parking across pedestrian allocated space.
- F** Large areas of exposed car parking where visible from public areas is not recommended.
- G** Manage traffic volumes and lower vehicle speeds through sites by designing and reducing access widths while still providing for safety. Reducing the spatial proportion of land available for vehicle access and parking where possible improves the pedestrian environment that which is fundamental to good design.
- H** Ensure that service vehicle, access and loading areas are separate from pedestrian movements where possible to minimize potential conflicts and the loss of on-street parking.
- I** Provide for traffic safety and calming treatments such as islands, medians and crossings to aid pedestrian connectivity.
- J** Widen footpaths to improve the pedestrian condition.
- K** Avoid level changes that interrupt the footpath and cycle connectivity which should have priority. Do not configure parking layouts that create long or convoluted routes from car parking spaces to building entrances.
- L** Where possible developers should co-ordinate and share parking with neighbouring premises for land use efficiency.
- M** Carpark design ensures personal safety and does not encourage crime.

08

WASTE AND SERVICE AREAS

RELEVANT DISTRICT PLAN POLICIES

BMU

16.2.1.8, 16.2.2.3, 16.2.2.8

TO PROVIDE WASTE AND SERVICE AREAS THAT ARE FIT-FOR-PURPOSE AND HAVE MINIMAL ADVERSE EFFECTS

Service elements should be considered throughout the design process to ensure they are well integrated into the building's overall form. Special consideration should be given to their aesthetic impact on visible roof areas and facades which should not be a predominant feature upon any elevation, including the roof.

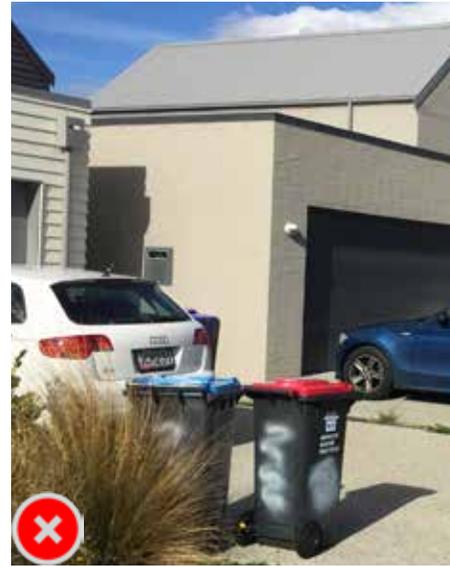
Ensure that regular rubbish collection is facilitated to reduce the risk of odor and bins clogging the footpath on collection day. Waste and service areas should not be prominent in form but need to be accessed easily. Encourage combined service areas for multiple uses on a site.

The location of mechanical and utility systems, outdoor storage and waste collection areas is an important consideration in functional design of any development. Often these uses are overlooked in the building design process, and yet play a key role in the day-to-day function and appearance of any building.

Ensure waste and service areas are located in less prominent locations to reduce their potential effect on amenity value. Noise and visual impacts of these utilities can be adverse and therefore should be located as much as possible in remote areas of the site and not visible from the right of way or adjacent properties. Utilities units should be screened, recessed or enclosed. Screening materials should be carefully selected to be visually compatible with the overall building composition or landscaping of the site.



The scale and form of service areas and storage will depend on the scale and activities of a development. The key aspect is that sufficient space is provided in a location which does not affect the amenity of the site or the accessibility for pedestrians but is still functional for its required purpose.





TO CREATE DEVELOPMENTS WITH A HIGH LEVEL OF PRIVATE AMENITY BALANCED WITH CREATING PUBLIC SPACES WITH HIGH LEVELS OF NATURAL SURVEILLANCE

Developing a mixed-use project can be more complex than a single use project. Compatibility of uses is something that needs to be considered to ensure reverse sensitivity is prevented. It is important to consider:

- hours of operation
- different types of servicing (car parking, rubbish collection, etc.)
- different effects that may need to be managed such as noise and traffic.
- sensitivity of the proposed activities in order for them to function effectively, such as daycare centres.

Where compatibility is an issue, consider if spatial, built or landscaped buffer zones between uses would be effective. Minimise signage on glazing to facilitate natural surveillance and promote engagement between interior and exterior spaces.

Crime Prevention Through Environmental Design (CPTED) is based on proper design and effective use of the built environment leading to a reduction in the incidence and fear of crime, as well as an improvement in quality of life. The key qualities, including the 7 C's of the NZ Urban Design Protocol, which need to be considered when designing within the BMU zone are contained in the glossary.



Incorporating windows on the ground floor and balconies and windows on upper floors when designing to promote visual connection and interest between the people inside (private space) and outside (public space). The design, location and frequency of openings also contribute to the sense of safety of the users by informal surveillance. Contribute to safety by ensuring that building entrances are directly visible from the street with the ability for these areas to be informally monitored by passers-by.



DESIGN ELEMENT CHECKLIST

- A** Provide for well-defined straight and clear routes, spaces and entrances that allow for ease of navigation, convenience and safe movement without compromising security.
- B** Ensure all publicly accessible spaces have access to natural surveillance and have clear sight lines. Suitable lighting should be provided for appropriate levels of visibility.
- C** Ensure the site layout, building and landscaping is designed to discourage the opportunity for crime, enhance the perception of safety and help with orientation and way-finding.
- D** Encourage human activity appropriate to the location. Create a reduced risk of crime and a sense of safety at all times by promoting a compatible mix of uses and increased use of public spaces.
- E** Ongoing management and maintenance of the design should be considered from the beginning of the design phase to incorporate ways of discouraging crime and promoting community safety into the design. Places and spaces that are well-maintained help to enhance the perception of a safer environment for users.
- F** Where necessary, well designed security features and elements should be integrated into design measures without detracting from the amenity of spaces.

10

BUILDING MATERIALS AND LIGHTING

RELEVANT DISTRICT
PLAN POLICIES



16.2.1.7, 16.2.1.9, 16.2.2.1

Submitter Ref: 3280, 3282

TO ENCOURAGE THE USE OF HIGH QUALITY MATERIALS AND MATERIAL VARIATION TO CREATE VISUAL INTEREST AND AMENITY, REFLECTING THE QUEENSTOWN LAKES DISTRICT

Traditional materials typical to the Queenstown Lakes District vernacular can be used in a modern medium with great success to reinforce local character, identity and distinctiveness. Building design should consider the scale, texture, reflectivity and patterns of the building materials by utilizing them in common recognizable applications. Buildings may have primary and secondary facades that are treated differently with similar complementary building materials and colours.

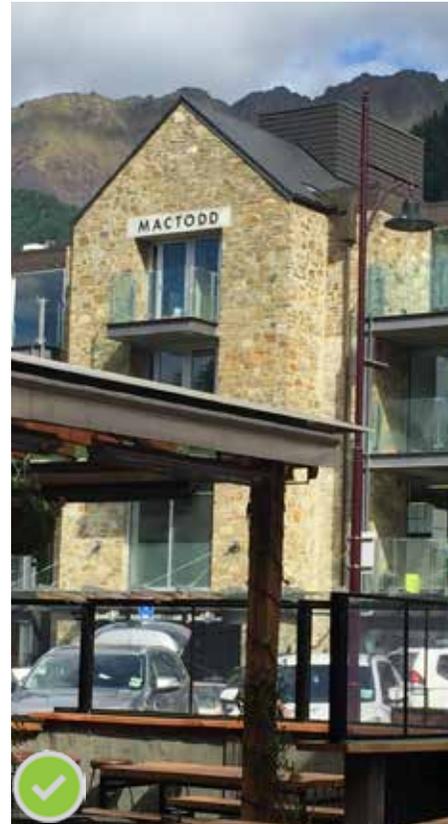
Use low-reflective glazing in windows. Metal frames, eaves and guttering should consist of a matte finish. For roofs and walls, materials with a non-shiny, textured or matt /powder finish are preferable to glossy or shiny finishes.

The use of painted plaster, painted timber weather-boards and trim, schist stone with raised tuck-pointing and corrugated iron are common building materials used in the area. Other traditional materials such as Oamaru stone, exposed stacked schist stone, vertical timber cladding can also be used to strengthen a buildings character and connection to the locale.

Modern materials include glass, textured and patterned pre-cast concrete, plywood and composite panels. The use of plain, smooth face concrete walls or panels is strongly discouraged.

Lighting

Lighting around entrances and in common areas should provide for safety, functionality and contribute to amenity without excessive energy use. Lighting can improve the perception of safety on dark paths however should only be used on paths that are intended for use at night. Lighting rules within the zone are intended to reduce glare and adverse effects on amenity values. This includes the protection of unnecessary light spillage across sites, and to protect the night sky as outlined in the Southern Lights Strategy.



A variety of materials have been used to create a visually aesthetic design using materials that reflect the character of the surrounding area. Materials used are common and sourced from sustainable sources. Lighting in communal areas such as globe lights and LED strip lighting enhances safety and provides visual amenity.



16.2.2.2, 16.2.2.3, 16.2.2.9

16.2.3.1

Submitter Ref: 3280, 3282

TO ENCOURAGE THE USE OF SUSTAINABLE DESIGN SOLUTIONS, MATERIALS AND TECHNIQUES IN DEVELOPMENTS

Following on from the Building Materials section, the sourcing, choice and application of materials can have a considerable effect on long-term maintenance requirements and sustainability. Materials that require less maintenance with a longer design life are more suitable for mixed-use developments, particularly when multiple parties are involved. The durability of materials can be improved by ensuring adequate protection from the corrosive effects of the elements, for example by incorporating eaves and flashings in the design.

Developments should be designed to maximize natural potential, i.e. potential solar access, minimize energy and water consumption, reduction of stormwater run-off. Buildings should be orientated to maximize northerly aspect and solar access where possible noting that the built relationship to the street is equally important. Ideally buildings are designed and constructed so they can adapt to accommodate a range of uses over time, with higher ground floor stud heights allowing flexibility in activities. Buildings should be designed to minimize water consumption and stormwater run-off, incorporating Low Impact Urban Design solutions and adopting water-sensitive design principles where possible. Landscapes should be low maintenance, designed to optimise water infiltration and support plant growth. Promote

landscape planting with indigenous vegetation to support native ecosystems and biodiversity.



Sustainable material use, renewable energy technologies, and water sensitive design can all contribute to create sustainable designs

Reducing stormwater peak runoff are achieved using a combination of different techniques which collectively reduce demands on public infrastructure, and in some examples assist with improving plant growth and health. With higher site coverages it will be necessary to look at the site holistically to ensure the minimum permeable surface amount is achieved while also achieving other functional requirements.



DESIGN ELEMENT CHECKLIST

- A** Install solar panels to utilise energy from the sun.
- B** Consider installing living roofs which are able to capture rainfall reducing potential water runoff from roofing surface areas.
- C** Rainwater storage tanks can be located on the roof or in the ground. Consider installing a rain water storage system to capture rainwater runoff and store it for use, such as watering plants in garden areas.
- D** Rain gardens can be located to filter runoff from hard surfaces such as driveways or carparking. Consider integrating rain gardens in development to filter and reduce the runoff that goes into drainage systems.
- E** Incorporate swales into site design to naturally filter run off from hard surfaces, such as driveways or carparks. Planting is also a great way to increase the absorption of stormwater, in particular trees as they can absorb larger amounts of water through their roots.
- F** Permeable paving can be used for driveway and carpark areas instead of hard surfacing such as concrete to allow the water to filter through to the ground.

TO CREATE HIGH QUALITY, HUMAN-SCALE, LOW MAINTENANCE SPACES WHICH ENCOURAGE COLLABORATION, CREATIVITY AND CUSTODIANSHIP.

Landscaping is a design element that can provide amenity, add character, define spaces or provide a buffer between spaces. Consideration of both soft and hard landscaping features, and their ongoing maintenance is important.



Tree species with a clear trunk can be used to maintain sight lines while providing shade and amenity. Planters and climbers can be used to create human scale gathering spaces. Permeable fencing and planting visually softens the street edge while defining the boundary between private and public. A planting palette is attached which identifies common species found in the area that can be used for effective landscaping however this list is not exhaustive.

DESIGN ELEMENT CHECKLIST

- A** Plant areas to define transitions between public spaces and aid in defining public and private spaces. Visually permeable fencing should be used where fencing is required but privacy is not an issue
- B** Use local materials where possible to contribute to local identity and distinctiveness.
- C** Design landscaping for year-round visual interest. Choose plant varieties that are disease resistant and provide seasonal colour.
- D** Strategically locate deciduous trees and plants to provide shade and windbreaks to reduce building energy use and not impeding views (both into the site and out to the surrounding landscape) or negatively impacting circulation of vehicles.
- E** Landscape design should consider climate, urban and natural context, and local character. The effects of solar access and shade on roads and footpaths should be considered when locating landscape materials.
- F** Maintain visual clearances for public safety by avoiding the placement of tall plant material near the intersections of driveways, pedestrian pathways and in public gathering spaces. Maintain visual clearance into all retail and tenant spaces.
- G** Incorporate perimeter planting to screen vehicle headlights.
- H** Use planting measures to screen utilities and service areas
- I** Enhance streetscape character by planting and landscaping at the street edge while also providing for privacy and screening where necessary
- J** If street edge activity and transparency is required consider providing low planting areas and/or trees with canopies maintained above eye level
- K** If a buffer zone between street and private open space is required consider a semi visually permeable hedge or low planting deep enough to provide sufficient separation levels for privacy.
- L** Contribute to streetscape character and the amenity of the public domain by relating landscape design to the desired proportions and character of the streetscape.
- M** Incorporate landscaping and planting elements appropriate to the scale of development and as mitigation where appropriate for example to visually soften or break up the bulk of built form.

TREES (MEDIUM - LARGE)



Mountain Beech
(*Fuscospora cliffortioides*)



Kowhai
(*Sophora microphylla*)



Makomako / Wineberry
(*Aristotelia serrata*)



Mountain Ribbonwood
(*Hoheria lyallii*)



Silver Beech (submitter 3016)
(*Lophozonia menziesii*)



Cabbage tree
(*Cordyline australis*)
(not in lawns)



Mahoe
(*melicytus ramiflorus*)



Pin Oak
(*Quercus palustris*)



Liquidambar
(*Liquidambar styraciflua*)



Red Beech (submitter 3016)
(*Fuscospora fusca*)

Deleted Species: Lemonwood (*tarata*), Ornamental Pear, Copper Beech

TREES (SMALL)



Mountain Totara
(*Podocarpus cunninghamii*)



Toothed lancewood
(*Pseudopanax ferox*)



Boxleaf azara / Vanilla tree
(*Azara microphylla*)



Manuka
(*Leptospermum scoparium*)



Kōhuhu / Black Matipo
(*Pittosporum tenuifolium*)



Camellia
(*Camellia sasanqua*)
Deleted Species: Marble Leaf



Flowering crab apple
(*Malus tschonoskii*)



Akiraho
(*Olearia paniculata*)



Five Finger
(*Pseudopanax laetus*)

SHRUBS (MEDIUM - SMALL)



Monro's daisy
(*Brachyglottis monroi*)



Rose
(*Rosa* - flower carpet form)



Rose 'Frau Dagmar Hastrup'
(*Rosa rugosa*)



Southern Tree Daisy
(*Olearia arborescens*)



Pittosporum 'Golf Ball'
(*Pittosporum tenuifolium*)



Mountain Flax
(*Phormium cookianum*)



Mexican orange blossom
(*Choisya ternata*)



Silverbush
(*Convolvulus cneorum*)



Mingimingi
(*Coprosma virescens*)



Hebe
(*Hebe* spp.)



Dwarf toetoe
(*Chionochloa flavicans*)



Oakleaf hydrangea
(*Hydrangea quercifolia*)



Marlborough rock daisy
(*Pachystegia insignis*)



Viburnum
(*Viburnum davidii*)

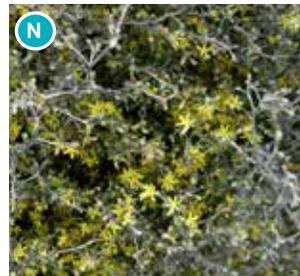


Shrubby tororaro, Mingimingi
(*Muehlenbeckia astonii*)

HEDGES



Coprosma Middlemore
(*Coprosma* 'Middlemore')



Korokia
(*Corokia* cultivars)



Broadleaf, Kapuka
(*Griselinia littoralis*)



Box hedge
(*Buxus sempervirens*)

GROUNDCOVERS / GRASSES



Tasmanian Flax-Lily
(*Dianella* 'Little Rev')



NZ iris
(*Libertia peregrinans*)



Creeping fuchsia
(*Fuchsia procumbens*)



Makura Sedge
(*Carex secta*)



Purple bidibidi
(*Acaena purpurea*)



NZ daphne
(*Pimelea prostrata*)



Heartleaf burgenia
(*Bergenia cordifolia*)



Bush lily
(*Astelia fragrans*)



Prostrate coprosma
(*Coprosma acerosa* 'Hawera')



Silver Tussock
(*Poa cita*)



Pohuehue
(*Muehlenbeckia axillaris*)



French lavender
(*Lavandula stoechas*)



Turutu
(*Dianella nigra*)

CLIMBERS



Star Jasmine
(*Trachelospermum jasminoides*)



Yellow jasmine
(*Gelsemium sempervirens*)



Boston Ivy
(*Parthenocissus tricuspidata*)

E = Exotic
N = Native



GLOSSARY

ACTIVE EDGES

A building frontage that directly interacts with an adjacent space. This could be via doors that allow people to move between inside and outside. Active edges are distinct from interactive edges, where buildings overlook the street and passersby can see activities inside the building, but do not physically access these activities directly. This permits building occupants and passersby to see one another. Examples of active edges include street cafes that positively enhance the adjacent open spaces. Examples of interactive edges include office space visible from the street, but accessed elsewhere.

ARTICULATION

A term typically used to describe the parts and composition of a facade, how they are joined, and what they are used for.

NZ URBAN DESIGN PROTOCOL 7C'S

CUSTODIANSHIP

Custodianship allows people to take a sense of ownership or responsibility over a space, promoting a degree of stewardship and care. Custodianship also relates to environmentally sustainable design solutions that promote energy efficiency, recycling and reuse to minimise waste disposal, access to transport, sunlight and public outdoor spaces. The principal includes the concept of kaitiakitanga.

CREATIVITY

Creativity allows for artistic and individual design approaches to enhance neighbourhood amenity and character on buildings and in landscape design. Creativity adds richness and diversity, and turns a functional place into a memorable place. It can utilise

architectural elements to create designs which have visual interest and cohesion in terms of scale, rhythm and detailing while avoiding inappropriate and overly repetitive facades.

CONTEXT

Context recognises the importance of how a building or development will relate to and integrate with its neighbours, street, walkways or public space. Developments should present themselves as a 'good neighbour' in terms of their relationship to adjacent and nearby properties, access to sunlight and views, access, and integration of utility and storage areas that could potentially affect people's amenity.

CHARACTER

A term used to describe the appearance, qualities and combination of attributes of an area, place, street or building that helps to give that place a distinct identity. Character can provide a neighbourhood, street or public space with a unique urban feel, adding richness and value as well as improving legibility. Character can be created by several methods. Attention to the detailing of façade design, materials used, site layout, roof lines and landscaping can all contribute positively to the development of a unique character to build a sense of space.

CHOICE

Choice provides people and potential purchasers with options and flexibility in terms of building types, business size, and outdoor space. The greater degree of options, the greater proportion of the market can be serviced. Adaptable designs that provide opportunities to create flexibility in terms of future uses is considered positive.

COLLABORATION

Collaboration promotes good communication between all parties and disciplines involved in the design process.

CONNECTIONS

Connections relate to how people move and interact in any mode, within a development, along a street or through a public space. Strong connections with the careful placement of facilities can lead to reduced travel times and support social cohesion. Connections to tracks and open spaces also help to improve accessibility, create lively and safe public spaces and greater amenity for residents and businesses.

CPTED (Crime Prevention Through Environmental Design)

This acronym stands for Crime Prevention through Environmental Design. It is a crime prevention philosophy based on good design and effective use of the built environment leading to a reduction both in the fear and incidence of crime, as well as an improvement in the quality of life. The use of CPTED is intended to reduce crime and fear by reducing criminal opportunity and fostering positive social interaction among legitimate users of space. The emphasis is on prevention rather than apprehension and punishment.

HUMAN SCALE

The size of a building, space, or constituent parts, relative to the physical size of a person, so that they feel comfortable rather than overwhelmed in those surroundings.

LEGIBILITY

This term refers to the ability of people who are unfamiliar with an area to be able to find their way. Legibility instills a sense of confidence in users of public space and can be achieved through the identification of designated pedestrian routes through the use of signage, lighting and suitable landscaping.

LOW IMPACT DESIGN

The design of a place or buildings to have low environmental impact by managing, protecting and incorporating natural systems and natural components of the landscape (for example, stormwater management). Sometimes referred to as water sensitive design.

MIXED USE

A mixture of activities such as residential, business, retail, or hospitality that occupy space within the same building or within the same street block or area.

MODULATION (HORIZONTAL AND VERTICAL)

An architectural technique to vary or change a facade to make it appear as a collection of smaller components.

NATURAL SURVEILLANCE

To overlook an area with the aim of making the space a safe and pleasant environment. A beneficial side effect of passive surveillance is the potential to foster social engagement between people.

PUBLIC REALM

The public realm refers to all parts of the urban environment that people can experience or access - public space and buildings, and those parts of private development that impact on public space. (MfE)

PUBLIC SPACE

This term refers to both: a) spaces that are publicly owned and which are intended for use by the public, and b) spaces that are privately owned and which are intended for use by the public.

REVERSE SENSITIVITY

The potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment or intensification of other activities which are sensitive to the established activity

SENSE OF PLACE

A person or community's appreciation of the special and unique qualities of their neighbourhood, city or environment that is different from other places.

SITE PERMEABILITY

The degree to which an area has a variety of routes to move through and connect with adjacent spaces. (ADM)

SLEEVED

Location of small buildings, tenancies and/or activities located on the outside edge of a larger building or structure that does not offer an adequate level of amenity to the street. Sleeved structures help create an active street frontage with entrances

and windows orientated to the street. It may also help mitigate the effects of large expanses of blank unarticulated walls.

SOLID-TO-VOID

The solid to void ratio refers to the relationship between the voids (i.e., openings and gaps along a facade, windows and door openings) to the solid (i.e., proportion of a building facade that comprises a blank or solid wall). A balance should be achieved between the two.

SOUTHERN LIGHTS STRATEGY

The Southern Lights Strategy (updated in 2017) is a QLDC guiding document aimed to facilitate the community and developers to deliver a comprehensive and unified approach to lighting in the district.

STREET FRONT

The interface between public or private places and a street. In an urban situation this would typically be a building overlooking the street.

TEXTURE

An architectural and landscape architecture term that suggests a contrasting and rougher surface treatment to a wall or a ground plane. Texture may include using a range of different building materials on a facade or a variety of planting within an area.

UNIVERSAL DESIGN

The design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.

APPENDIX 2

Recommended amendments to the Residential Design Guidelines

QUEENSTOWN LAKES DISTRICT COUNCIL RESIDENTIAL ZONE DESIGN GUIDE S.42A ANNOTATED VERSION

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PROPOSED DISTRICT PLAN – DESIGN GUIDE FOR RESIDENTIAL ZONES

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Document title: 2018_081_PDP (Stage 3) QLDC_Design Guide-Residential
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Author: David Compton-Moen / Blair Devlin / Erin Quinn / Hannah Dow

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B	07/05/2019	DESIGN GUIDE	DCM		
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D	19/2/2020	S42 VERSION	TM / DCM		
E	<u>5/3/2020</u>	<u>S42 VERSION A</u>	<u>DCM</u>	<u>BE</u>	<u>DCM / BD</u>



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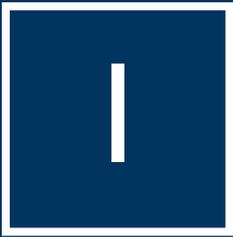
VIVIAN+ESPIE

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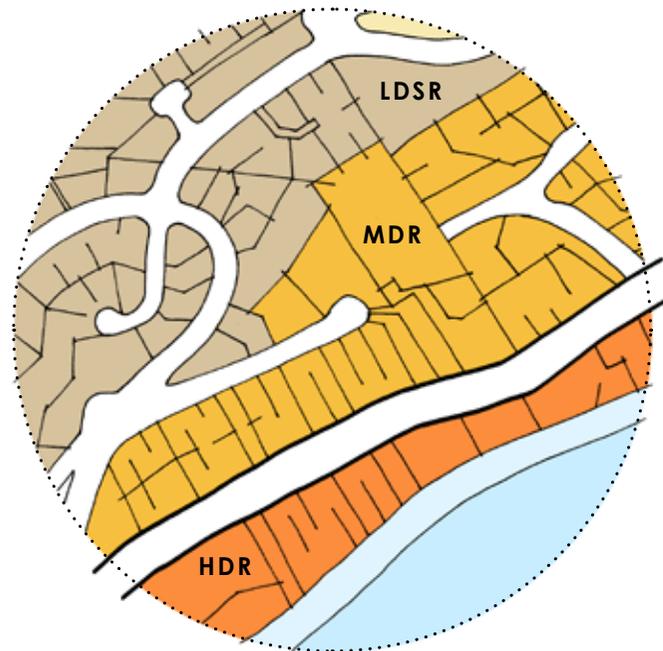
THE PURPOSE OF THIS GUIDE

THE PURPOSE OF THIS DESIGN GUIDE IS TO PROMOTE GOOD DESIGN PRINCIPLES TO ACHIEVE HIGH-QUALITY, HIGH-AMENITY BUILT RESIDENTIAL DEVELOPMENTS WHILE PROVIDING FOR GROWTH IN THE QUEENSTOWN LAKES DISTRICT. THE DESIGN GUIDE APPLIES TO THE FOLLOWING ZONES:

HDR HIGH DENSITY RESIDENTIAL (CHAPTER 9)

MDR MEDIUM DENSITY RESIDENTIAL (CHAPTER 8)

LDSR LOWER DENSITY SUBURBAN RESIDENTIAL (CHAPTER 7)



There are variances between the objectives, policies and rules of each zone but there are key elements which are common to all residential developments. The guide presents 'exemplar' designs for each zone type and methods for addressing issues particular to that density type, before addressing different design or built elements individually. Residential zoned areas are able to be identified in the District Plan Maps. This design guide is applicable to both permitted activities and applications for resource consent that breach district plan rules. **Submitter Ref: 3280.2, 3282.2, 3343.5** The design guide will help developers, occupiers and the public experience good design outcomes.

Key design elements addressed in this Design Guide are:

- 01 Building Diversity and Adaptability
- 02 Entrances and detailing
- 03 Building dominance and sunlight access
- 04 Connections to open space
- 05 Outdoor living space
- 06 Accessibility
- 07 Waste and service areas
- 08 Private and safe environments
- 09 Site coverage and low impact design
- 10 Building materials and sustainability
- 11 Landscape materials and planting

THE COUNCIL WILL ENCOURAGE GOOD DESIGN BY

- Recognising where effort has been made to integrate and enhance existing and planned waterways, stormwater paths, pedestrian and cycle connections, within and between developments.

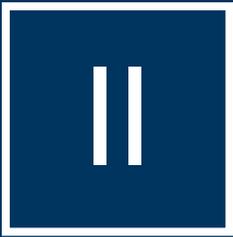
- Striving to achieve Integration, communication, transparency and partnership across planning, engineering and parks teams to provide an effective and efficient regulatory process for the developer.

STATUS OF THE DESIGN GUIDE

- This design guide is intended to complement and assist in the interpretation of the District Plan. To this end, the Council will use this guide under section 104(1)(c) of the Resource Management Act to help it assess and make decisions on resource consent applications. **Submitter Ref: 3203.1, 320.3.2, 3280.1**

The Design Guide has been incorporated by reference into the District Plan. It provides examples of how to achieve good design and outlines the key design elements to bear in mind when designing a development. The assessment of proposals against the Design Guide are not intended to be assessed in terms of compliance but rather whether a proposal has addressed the good design elements promoted by the Design Guide. It is acknowledged that there may be suitable alternatives to the examples provided within the design Guide based upon site specific characteristics and other factors that guide development. **Submitter Ref: 3215.1**

- The policies and rules of the District Plan chapter acknowledge that development has a variable nature and there is no strict formula to create a good design.
- Differences in neighbourhood character, environmental opportunities and constraints and the provision of infrastructure require a response tailored to each situation.
- Development that is consistent with the intent of the design guide is likely to be consistent with the relevant District Plan Chapter objectives and policies.
- Version E MARCH 2020



HOW TO USE THIS GUIDE

Would you like to develop your residentially zoned property? Follow these steps:

STEP 1

DETERMINE YOUR ZONE

There are variances in the objectives, policies and rules which apply to each residential zone. An exemplar for each zone is described and illustrated in this guide, highlighting key elements which apply and need to be addressed. This guide applies to:

-  High density residential (Chapter 9)
-  Medium Density Residential (Chapter 8)
-  Lower Density Suburban Residential (Chapter 7)

STEP 2

INCORPORATE DESIGN ELEMENTS

Eleven different design elements are highlighted to show design methods and techniques which can be used to minimise adverse effects even when a District Plan rule or standard is breached. Review these elements to see whether they have been addressed in the design of your development.

STEP 3

DESIGN YOUR DEVELOPMENT

Prepare a Design Statement to support your Resource Consent which outlines how key design elements have been incorporated in your proposal.

STEP 4

SEEK ADVICE / CONSULT COUNCIL

The earlier you talk to council, the more time you can save and reduce the risk of abortive work being undertaken. The design guide is based on creating positive design outcomes, which may in some cases infringe rules but do not result in adverse effects.

There is also the opportunity to present your proposal before the Urban Design panel. While a non-statutory review group, the panel consists of skilled and experienced practitioners who can offer and often add value to your proposal.

Consulting does not avoid the RMA process but it can lead to a much smoother path and greater certainty of the outcome.

HIGH DENSITY RESIDENTIAL ZONES ARE LOCATED WITHIN CLOSE PROXIMITY OF TOWN CENTRES OR MAIN TRANSPORT ROUTES WITH THE PURPOSE OF CONSOLIDATING GROWTH IN EXISTING URBAN AREAS. THE OBJECTIVES, POLICIES AND RULES ARE CONTAINED WITHIN CHAPTER 9 OF THE DISTRICT PLAN.

As the Queenstown Lakes District continues to experience strong population growth, it is important to design highly efficient residential spaces that utilise higher densities of housing. This is where the High Density Residential Zone becomes highly relevant to providing a solution for the rapidly growing population and for creating or maintaining a vibrant and active town centre.

The High Density Residential Zone is generally located near town centres and is easily accessible from public transport routes, cycleways and walkways. Small businesses may also be found within this zone to support these intensified areas of housing.

Developments are likely to be multi-storey terrace or apartment style dwellings with no restrictions on density. These buildings should be designed to a high standard and reflect the character of the surrounding area in terms of form, materials, colour, setbacks and landscaping.

Higher densities have many benefits, including:

- Increased positive social interaction;
- Opportunities for improved community facilities and open space;
- Support for public transport, and;
- Avoiding urban sprawl by reducing the demand for **greenfield** land. (ref: Clause 16 1st schedule)

Buildings should:

- Have a high-level of visual interest;
- Avoid blank or unarticulated walls or facades;
- Achieve a high level of natural surveillance over public spaces;
- Provide a greater level of housing choice, and;
- Have a positive relationship with neighbouring properties.

The illustration on the adjoining page is an exemplar showing how key design elements can be incorporated into high density developments to achieve a positive design outcome.



Developments in a high-density residential zone are likely to be 3 storeys and possibly four in some locations depending on their design. Small commercial offices or retail maybe included. Dwelling typologies are likely to be either terrace or low rise apartment buildings

1. Central Queenstown (submitter 3016)
2. Hobsonville Point, Auckland
3. Central Queenstown (submitter 3016)
4. Riccarton, Christchurch





3 and 4 storey buildings are anticipated in the high density zone in Queenstown

2-3 storey buildings are anticipated in the High Density Zone in Wanaka

GOOD DESIGN ELEMENTS

- 01 Entrances and detailing**
Ensure entrances are clearly visible from the street and large blank walls are avoided.
- 02 Building height and roof form**
Look for opportunities where additional height can be provided without adversely affecting neighbouring properties or views. A higher ceiling stud on the ground floor can allow future flexibility of use.
- 03 Sunlight and recession planes**
Recession planes are required on boundaries with neighbouring sites but not along road frontages or reserves within town centres. Internal recession planes are not required.
- 04 Site coverage and low impact design**
Small changes to provide rain gardens, swales and on-site tanks can all contribute to reducing stormwater runoff peaks and demands on infrastructure.
- 05 Connections to open space** (not shown)
Providing gates and minimising fencing can have positive community outcomes, minimising travel times and encouraging social interaction between residents.
- 06 Outdoor living space**
Each unit should have access to an outdoor living space, whether at ground or a balcony, ideally directly from internal living areas.
- 07 Accessibility**
Consolidating vehicle crossings provides more on-street parking opportunities and improves pedestrian connectivity. Ideally parking is located to the rear, side or under developments to prevent facades being dominated by garages or vehicles.
- 08 Waste and service areas** (not shown)
Easily accessible communal systems are recommended for high-density developments, screened from public and neighbouring properties.
- 09 Creating private and safe places**
Ensuring windows, balconies and outdoor spaces are designed to provide privacy between units while allowing views over public areas to provide natural surveillance.
- 10 Materials and environmental sustainability**
Materials and systems should reflect the local character while not creating maintenance issues. Designs should encourage environmental sustainability including access to sunlight and north or west facing living areas.
- 11 Landscape**
The landscape treatment of a development can add significant amenity and value, and can be combined with low impact approaches to stormwater management. Also look to retain well-established trees if possible.



MEDIUM DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL ZONES ARE LOCATED WITHIN CLOSE PROXIMITY OF TOWN CENTRES OR MAIN TRANSPORT ROUTES WITH THE PURPOSE OF CONSOLIDATING GROWTH IN EXISTING URBAN AREAS. THE OBJECTIVES, POLICIES AND RULES ARE CONTAINED WITHIN CHAPTER 8 OF THE DISTRICT PLAN.

The Medium Density Residential Zone provides for an increased density than the Lower Density Suburban Residential Zone and plays a key role in minimising urban sprawl and increasing housing supply.

Medium Density Residential Zones are located within the urban growth boundaries as identified on the District Plan, generally near key town centres or areas of population growth.

Lot sizes within this zone are typically between 250m² and 450m². The main housing typologies anticipated are terraces, semi-detached and detached houses. These buildings should be designed to a high quality and reflect the character of the surrounding area in terms of form, materials, colour, setbacks and landscaping.

Well-designed medium-density buildings can contribute positively to urban settlements if the Design Principles are followed. Buildings can have a high-level of visual interest avoiding blank or

unarticulated walls or facades, achieve a high level of natural surveillance over public spaces, provide a greater level of housing choice and have a positive relationship with neighbouring properties.

The illustration on the adjoining page is an exemplar showing how key design elements relating to medium-density developments can be addressed to achieve a positive design outcome.



Developments in a medium-density residential zone are likely to be 1-2 storeys and possibly three in some locations subject to their design. Small commercial offices or retail may be included, particularly in the Wanaka Town Centre town centre overlay where they integrate with and support the role of the Town Centre. Dwellings are likely to be either terrace, duplex or detached buildings.

1. Shotover Country
2. Lake Hayes Estate
3. Christchurch City
4. Bullendale, Arthurs Point

gable end roofs may penetrate recession planes by no more than one third of the gable height

2 storey buildings are anticipated in the medium density zone



GOOD DESIGN ELEMENTS

- 01 Entrances and detailing** (not shown)
Ensure entrances are clearly visible from the street. The number of units facing the street should be maximised where possible.
- 02 Building height and roof form**
Look for opportunities where additional height can be provided without adversely affecting neighbouring properties or views.
- 03 Sunlight and recession planes**
Recession planes are required on boundaries of a flat site, but are only applicable to accessory buildings on sloping sites. Recession planes do not apply along road frontages or reserves within town centres.
- 04 Site coverage and low impact design**
Small changes to provide rain gardens, swales and on-site tanks can all contribute to reducing stormwater runoff peaks and demands on infrastructure.
- 05 Connections to open space**
Providing gates and minimising fencing can have positive community outcomes, minimising travel times and encouraging social interaction between residents.
- 06 Outdoor living space**
Each unit should have access to an outdoor living space, ideally at the same level as the principal living area.
- 07 Accessibility** (not shown)
Ideally garaging and parking are designed to minimise visual impacts on the streetscape and the building's facade.
- 08 Waste and service areas** (not shown)
Easily accessible communal or individual systems are recommended for medium-density developments, screened from public and neighbouring properties.
- 09 Creating private and safe places**
Ensuring windows, balconies and outdoor spaces are designed to provide privacy between units while allowing views over public areas to encourage natural surveillance.
- 10 Materials and environmental sustainability**
Materials and systems should reflect the local character while not creating maintenance issues. Designs should encourage environmental sustainability including access to sunlight and north or west facing living areas.
- 11 Landscape**
The landscape treatment of a development can add significant amenity and value, and can be combined with low impact approaches to stormwater management. Also look to retain well-established trees if possible.



LOWER DENSITY SUBURBAN RESIDENTIAL INCLUDING RESIDENTIAL FLATS

THE LOWER DENSITY SUBURBAN RESIDENTIAL ZONE IS THE LARGEST RESIDENTIAL ZONE IN THE DISTRICT AND ALLOWS FOR TYPICAL RESIDENTIAL DEVELOPMENT AS WELL AS THE INCLUSION OF A 70M² RESIDENTIAL FLAT (NON-SUBDIVIDABLE), SUBJECT TO MEETING BULK AND LOCATION REQUIREMENTS. THE OBJECTIVES, POLICIES AND RULES ARE CONTAINED WITHIN CHAPTER 7 OF THE DISTRICT PLAN.

The Lower Density Suburban Residential Zone is the most common residential zone in the District providing for residential development within the urban growth boundaries.

Lot sizes within this zone are typically between 450 and 1000m² with the main building type being standalone housing. Houses should be designed to a high quality and reflect the character of the surrounding area and zone in terms of form, materials, colour, setbacks and landscaping.

There is provision to allow sites down to 300m² in area and larger comprehensively designed developments as for the construction of non-subdividable residential flats.

Well-designed low density developments can contribute positively to urban settlements if the Design Principles are followed. With larger sites, there is greater flexibility for design and site layout without adversely compromising

urban design principles. However, the Design Principles and Elements outlined above and following are still relevant, and contribute to creating a higher amenity, more connected community.

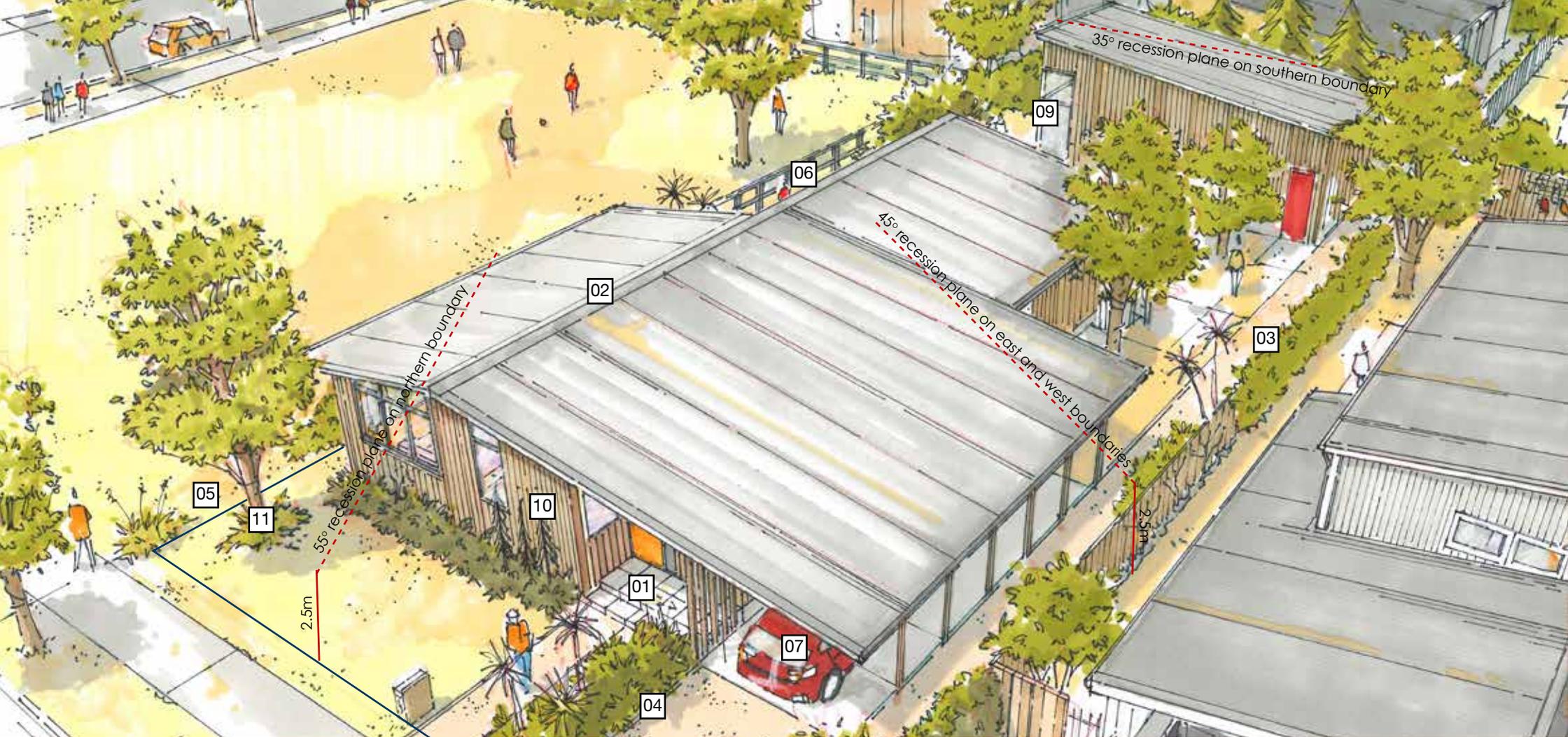
Community facilities and home occupations are anticipated in the zone, subject to controls as it is recognised that some activities are best suited to being within a residential community. However, commercial activities in general are not suited unless they are small scale and can show that residential amenity will not be compromised.

The illustration on the adjoining page is an exemplar showing how key design elements relating to lower-density developments can be addressed to achieve a positive design outcome.



Developments in a lower density suburban residential zone are likely to be 1-2 storeys. Dwellings are likely to be detached buildings with attached garages or carports. Some sites will include accessory buildings and subject to controls, may include a second residential unit flat up to 70m² in size. Reference: Clause 16 1st Schedule

1. St Albans, Christchurch
2. Silverstream, Kaiapoi
3. Shotover Country
4. Jacks Point, Queenstown



GOOD DESIGN ELEMENTS

- 01 Entrances and detailing**
Ensure entrances are clearly visible from the street and large blank walls are avoided. Windows can be added to garages or garages setback behind the front facade to ensure they do not visually dominate the streetscape.
- 02 Building height and roof form**
Simple, uncomplex roof forms are best such as gables, hip or a mono-pitch.
- 03 Sunlight and recession planes**
Recession planes are required on boundaries of a flat site, but are only applicable to accessory buildings on sloping sites.
- 04 Site coverage and low impact design**
Small changes to provide rain gardens, swales and on-site tanks can all contribute to reducing stormwater runoff peaks and demands on infrastructure.
- 05 Connections to open space**
Providing gates and minimising fencing can have positive community outcomes, minimising travel times and encouraging social interaction between residents.
- 06 Outdoor living space**
Each dwelling should have access to a north or west facing outdoor living space, ideally directly accessed from internal living areas.
- 07 Accessibility**
Ideally garaging and parking are designed to minimise visual impacts on the streetscape and the building's facade by setting back behind the front door. This also allows for on-site parking.
- 08 Waste and service areas (not shown)**
Individual systems are recommended for lower density developments, screened from public and neighbouring properties
- 09 Creating private and safe places**
Ensuring windows, balconies and outdoor spaces are designed to provide privacy between dwellings while allowing views over public areas to encourage natural surveillance.
- 10 Materials and environmental sustainability**
Materials and systems should reflect the local character while not creating maintenance issues. Designs should encourage environmental sustainability including access to sunlight and north or west facing living areas.
- 11 Landscape**
The landscape treatment of a development can add significant amenity and value, and can be combined with low impact approaches to stormwater management. Also look to retain well-established trees if possible.



MULTI-UNIT ASSESSMENT MATTERS

MULTI UNIT DEVELOPMENTS IN RESIDENTIAL ZONES WILL BE ASSESSED AGAINST THE ASSESSMENT MATTERS OUTLINED BELOW. TO ASSIST WITH DESIGNING YOUR MULTI-UNIT DEVELOPMENT, KEY DESIGN ELEMENTS HAVE BEEN ASSIGNED TO AN ASSESSMENT MATTER, IN SOME CASES MULTIPLE MATTERS.

	MULTI-UNIT ASSESSMENT MATTERS		DESIGN ELEMENT
A	Location and 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	01	Building diversity and Adaptability
		02	Entrances and detailing
		03	Building dominance and sunlight access
		04	Connections to open space
		06	Accessibility
		07	Waste and service areas
		B	Building dominance and sunlight access relative to neighbouring properties and public spaces including roads
04	Connections to open space		
05	Outdoor living space		
C	How the design advances housing diversity and promotes sustainability either through construction methods, design or function	01	Building diversity and Adaptability
		09	Site coverage and low impact design
		10	Building Materials and sustainability
		11	Landscape Materials and sustainability
D	Privacy for occupants of the subject site and neighbouring sites	05	Outdoor living space
		08	Private and safe environments
E	Street activation	02	Entrances and detailing
		06	Accessibility
		07	Waste and service areas
		11	Landscape materials and sustainability
F	Parking and access layout, safety, efficiency and impacts on on-street parking and neighbours	06	Accessibility
		11	Landscape materials and sustainability
G	Design and integration of landscaping	08	Waste and service areas
		09	Site coverage and low impact design
		11	Landscape materials and planting

01

HOUSING DIVERSITY AND ADAPTABILITY

TO ENCOURAGE HOUSING DIVERSITY WHICH CATERS TO A LARGE SEGMENT OF THE POPULATION, FOR ALL STAGES OF LIFE

Diversity in building type and unit size is considered a positive attribute of designs which should be achieved where possible. Dependent on a development's location, providing a mix of house types is beneficial to the housing market and can assist with Housing affordability if done well.

Not all house buyers are seeking the same number of bedrooms or lot size, have the same maintenance expectations or the same lifestyle. By providing diversity it is possible to cater to a wider proportion of the market, and positively, allows people to move within a community or neighbourhood when their circumstances change.

It is also important to create buildings, spaces and facilities which allow flexibility and adaptability of use. This improves sustainability of a development by allowing a building to be used for a variety of uses without significant changes.



Housing diversity in a development can contribute positively its character and functionality. All of the images to the right show different house typologies which will cater to the needs of different people.

1. Jacks Point, Queenstown
2. Central One, Christchurch (Submitter 3016)
3. and 4. Waimeha, Kapiti Coast

02

WELL-DEFINED ENTRANCES AND DETAILING TO IMPROVE LEGIBILITY

TO CREATE BUILDINGS WHICH POSITIVELY ADDRESS THE STREET, PROVIDING A HIGH LEVEL OF LEGIBILITY AND VISUAL INTEREST WHILE AVOIDING BLANK WALLS OR FACADES.

In all residential developments, but particularly with higher density developments there is a risk that buildings become bigger and lack detailing at the human scale, making it difficult for residents to relate to or imposing adversely on the receiving streetscape. This can be prevented by using a number of simple design measures.

For example, dwellings should be clearly definable as individual units, designed and articulated to provide a sense of individuality. Developments should relate to the street. Often long narrow sites are developed as a series of dwellings accessed by a long driveway without any relationship to the street. There is little opportunity for residents to interact, and the parking areas can be unattractive.

A preferred design option is to maximise (as far as practicable) the number of dwellings that front the street to create a strong built edge to the street and encourage a sense of community. The design and treatment of 'end walls' should avoid large blank walls which give the appearance that a development is unfinished or does not take account of its setting. Many past and recent developments have a 'typical' building design which is replicated to achieve

build efficiencies. This results in the end units being no different from the middle unit but can result in a reduction of natural surveillance over a public space or a side yard which is largely inaccessible. The placement of windows, doors and material changes in the end elevation all combine to avoid the adverse effects outlined above while providing a point of difference between units which may appeal to different residents.

End units have an advantage in that if additional windows / doors are provided more natural light is allowed into a dwelling. The units are typically on slightly larger lots where the additional space can be utilised as a sitting or play space.

Blank walls do not create visual interest or allow natural surveillance over public or shared spaces. Access to the front floor is clearly defined and visible from the street.

Providing a sidelight adjacent to the front door is a small detail but allows for natural surveillance over the street and a strong visual connection between the dwelling and the street.

1. Central Queenstown (Submitter 3016)
2. Central One, Christchurch
3. Hobsonville Point, Auckland
4. Lake Hayes, Queenstown
5. Hobsonville Point, Auckland





DESIGN ELEMENT CHECKLIST

A Minor changes to detailing and the placement of elements can have a significant effect on improving the legibility and amenity of a development, along the streetscape.

B Visibility of the front door from the street, along with either sidelights or windows in the door allowing people to see visitors, can improve people's understanding of where to go. Front doors located in front of the garage door to provide better legibility for pedestrians and visitors.

C End walls (not shown) on terrace buildings and apartment buildings have the potential to provide additional amenity to residents while avoiding large blank walls. End units often sell for more than middle units because of this additional amenity/space, providing further variation and choice within a development.

D Numerous vehicle crossings in close proximity to each other can have a negative effect on pedestrian accessibility and streetscape amenity. It can reduce the

amount of on-street parking available and the ability to plant street trees. On standard roads this can result in wider carriageways which in turn can encourage higher vehicle speeds where they may not be appropriate.

E Large expanses of asphalt and concrete can have a negative effect on streetscape amenity but can be easily broken up.

F Bins and service areas are required to be screened from the street and public areas but often end up being placed in the front yard.

G Each development is required to have a percentage of landscaping (refer to section 11).

RELEVANT DISTRICT PLAN POLICES

HDR 9.2.2.1 (a) (b) (c), 9.2.5.1, 9.2.5.2, 9.2.6.2

MDR 8.2.3.1, 8.2.3.2

LDSR 7.2.1.2, 7.2.1.3, 7.2.3.2, 7.2.4.2,

7.2.3.1 (c) Submitter Ref: 3280, 3282

03

BUILDING DOMINANCE AND SUNLIGHT ACCESS

TO ALLOW FOR FLEXIBILITY IN BUILDING HEIGHT WHERE POSITIVE DESIGNS AND VISUAL INTEREST CAN BE CREATED WITHOUT RESULTING IN ANY ADVERSE EFFECTS DUE TO VISUAL DOMINANCE.

The height of a building plays an important role in the overall appearance and function of a street or neighbourhood. Maintaining consistency between building heights contributes to the character and overall feel of a street while variation in form, in particular roof form, can provide the variation necessary to create an interesting street scene.

Each zone has standards for the maximum height a building can be, with the HDR Zone allowing for taller buildings than the MDR and LDR Zones. Within those standards there may be different height allowances for buildings on flat sites and buildings on sloping sites due to the importance of maintaining views for residents on sloping sites. If any additional height is desired that does not meet standards, the following key design aspects should be considered:

- Building design
- Roof form
- Building dominance
- Sunlight access to neighbouring properties and public spaces (including roads)
- Privacy for occupants and neighbours
- Effects on public views

These design aspects should always be considered when designing a building.



Roof forms should add variation to the surrounding development / streetscape. Additional height can be added to buildings in order to create visually interesting roof forms and detailing. Roof form is varied with added detailing, glazing and changes in materials.

1. Shotover Country
2. St Albans, Christchurch
3. Shotover Country
4. Jack's Point, Queenstown
5. Central Queenstown (submission 3016)



TO AVOID ADVERSE EFFECTS OF SHADING ON THE AMENITY OF ADJOINING PROPERTIES.

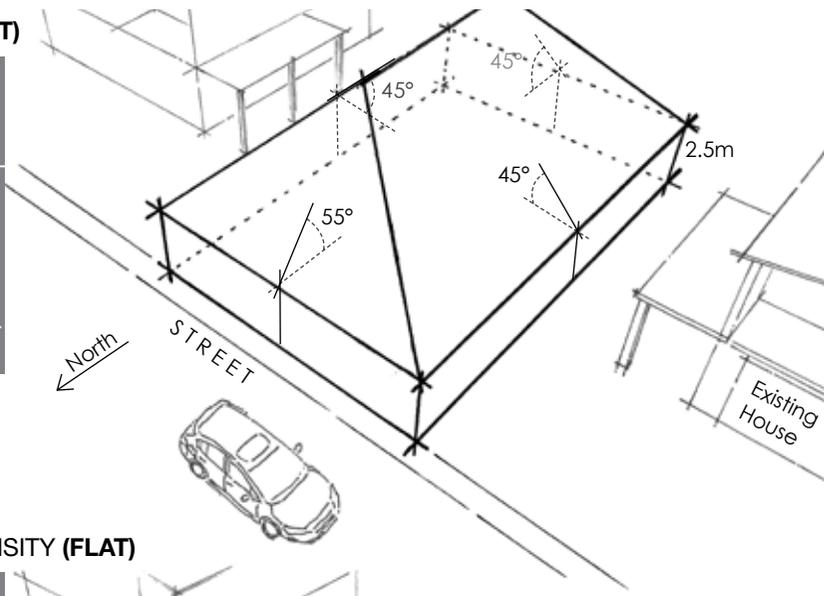
Recession planes are a control to ensure neighbouring properties are not adversely affected in terms of sunlight and/or privacy by a development while allowing for development and intensification to occur in residential areas. There may be a degree of change which occurs from existing conditions but at a level where change is considered to be acceptable. There are 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.

Where the existing ground profile under the building footprint exceeds 6°, no recession planes apply to the site but the maximum building height is reduced to 7m above the existing ground profile. (submitter 3016)

HIGH DENSITY (FLAT)

Recession planes for the High Density Residential Zone are up to 2.5m then 45° on all boundaries other than the northern boundary where a 55° recession plane applies (flat sites only).

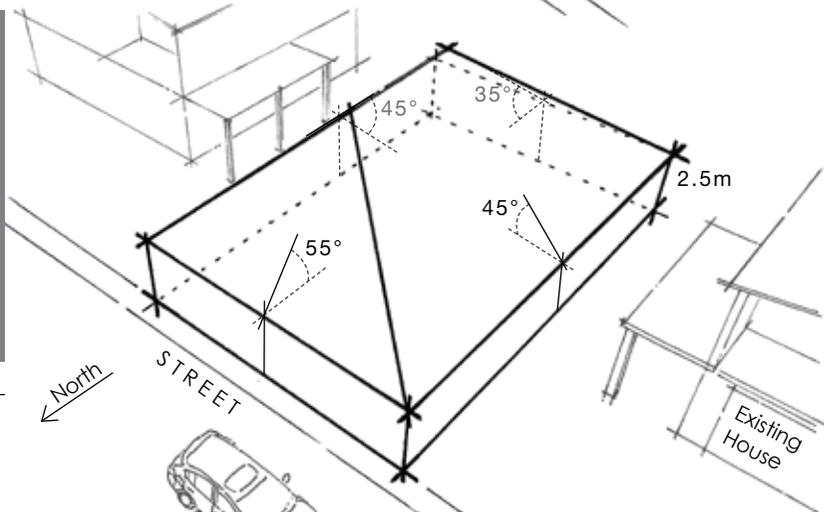
Reference: Clause 16 1st Schedule



MEDIUM / LOW DENSITY (FLAT)

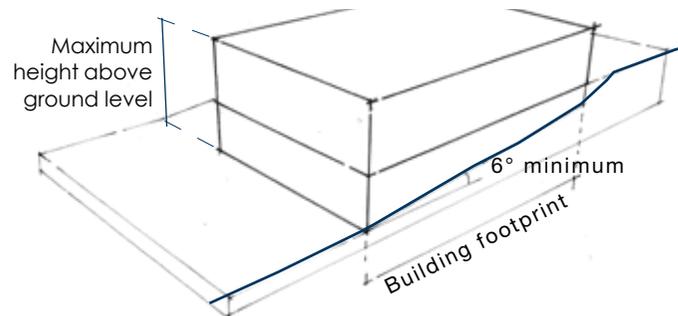
Recession planes for the Low and Medium Density Residential Zones are up to 2.5m then 45° on the western and eastern boundaries, 55° on the northern boundary and 35° on the southern boundary (flat sites only).

Reference: Clause 16 1st Schedule



ALL RESIDENTIAL ZONES (SLOPING SITES)

There are no recession planes on sloping sites (except for accessory buildings). Sites are defined as sloping where the ground slope exceeds 6° across the extremities of any building elevation. (submitter 3016)



DESIGN CHECKLIST

- A** Adding roof details like gables, dormer windows, balconies or parapets may be considered a positive design aspect and can make roof space usable without a great increase in height.
- B** Emphasizing corner sites with additional height can create local landmarks, helping to provide a sense of place without affecting adjoining properties.
- C** Dormer windows and balconies can create visual interest as well as providing additional space without increasing shading on adjoining sites.
- D** Has the building frontage been modulated to reduce effects on the amenity of adjoining residential areas, the streetscape and adjoining public space?
- E** Shading may be reduced by setbacks or modulation of the top storey. Buildings can be set back to allow for an outdoor area that does not shade the apartments below. Look at ways to minimise shading effects on neighbouring properties by modulating the built form or setting back buildings from the boundary.
- F** Minimise effects on amenity of the adjoining residential areas, the streetscape and adjoining public space by varying the built form and avoiding long, linear walls.
- G** No recession plane to road boundaries provides the opportunity to build higher up to the street edge.

RELEVANT DISTRICT PLAN POLICES

HDR 9.2.2.1(a) (b) (c), 9.2.2.2.2, 9.2.2.1 (d), 9.2.6.1, 9.2.6.2

MDR 8.2.3.1, 8.2.3.2, 8.2.6.1, 8.2.6.2, 8.2.6.3

LDSR 7.2.1.2, 7.2.1.3, 7.2.1.4, 7.2.3.3, 7.2.3.1(a) (b) (c), 7.2.4.1(a) (b), 7.2.6.2
Submitter Ref: 3280, 3282

04

CONNECTIONS TO OPEN SPACE TO CREATE SAFE, HIGH AMENITY SPACES

TO CREATE PUBLIC AND COMMUNAL OPEN SPACES WHICH PROVIDE ADDITIONAL AMENITY TO RESIDENTS PROMOTING COLLABORATION, CUSTODIANSHIP AND TO MAXIMISE CONNECTIONS.

Public and communal open space, if well-designed, can add significant benefits and value to a residential development. When not considered to be 'left over' space, open space can provide an opportunity to enhance the character of a site. Often the best designed spaces are those which integrate well with adjoining dwellings and enjoy a high level of natural surveillance from private living areas. The spaces are highly accessible, and if successful can be a real focal point to build custodianship and collaboration. Spaces should allow a high degree of choice and flexibility for both passive and active activities while recognising the needs of the residents / local community.



While the space in the photo top-right is centrally located, high solid fencing has resulted in the area appearing as a 'left-over' space with limited accessibility. In the other photos the space is easily accessible from dwellings with no fencing or open style fencing/landscaping in between the dwellings and the open space. Windows overlook the space creating a safe, usable space with a high amount of natural surveillance.

1. Hobsonville Point, Auckland
 2. Central One, Christchurch
 3. Styx Mill, Christchurch
 4. Silverstream, Kaiapoi
 5. Shotover Country, Queenstown
- Lake Hayes Estate, Queenstown**





DESIGN ELEMENT CHECKLIST

- A** Designs should integrate well with adjoining and proposed open spaces, with building layout and landscape treatments designed to maximise connections and the ability for people to enjoy/ utilise the amenity of a space.
- B** Landscape treatment can have a significant impact on the character of a development. The proposed landscape treatment should reflect the character of the area and/or enhance resident's amenity.
- C** Providing connections throughout a development creates choices for residents, in the best-case scenario creating links which promote active forms of transport, thereby reducing vehicle usage for short, local trips.
- D** In a worst-case scenario open space is completely screened from a residence with no accessibility or connectivity. Properties adjacent to an open space should have direct access with gates (lockable) incorporated into the design.
- E** Providing a mix of open and close style fencing can provide the necessary privacy for residents while allowing residents to have a sense of custodianship over the adjacent open space.
- F** Views from principle living areas, both indoor and outdoor, can be possible of the open space providing natural surveillance.

RELEVANT DISTRICT PLAN POLICES

- HDR** 9.2.2.1 (b) (d), 9.2.6.1,
- MDR** 9.2.6.2
- LDSR** 8.2.6.1, 8.2.6.2, 8.2.6.3, **8.2.21**
7.2.1.4, 7.2.3.3

Submitter Ref: 3280, 3282

05

PROVIDING OUTDOOR LIVING SPACE FOR RESIDENTS' AMENITY

TO PROVIDE OUTDOOR LIVING SPACES THAT ARE ACCESSIBLE AND ALLOW RESIDENTS TO RELAX OUTSIDE

All residential dwellings should have access to an outdoor living space that is ideally directly accessible from the indoor living areas.

Key points to consider:

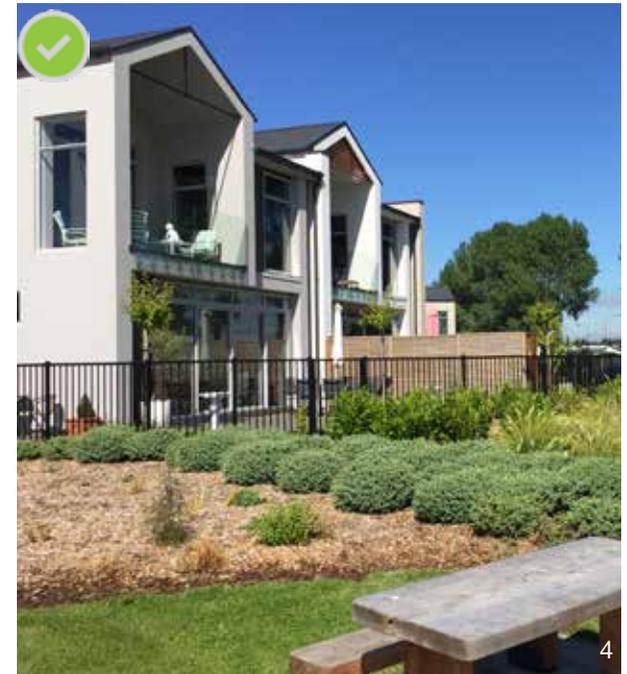
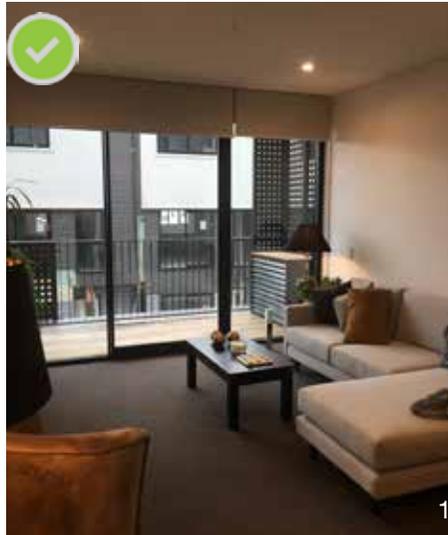
- Outdoor living areas can be in a number of forms - balconies, rooftop gardens, ground level back or front yards.
- Sun path - what side of the site will get the most sun during the day? Ideally outdoor living areas should be north facing.
- Context - where are neighbours yards located? Is the yard adjacent to any public open space or other public land e.g.. walkways? (Consider connectivity if there is - gated access etc) Where are neighbours buildings located?
- Outdoor living areas should be purpose built. For example, a small apartment should not have a huge rear yard as generally apartment style living is low maintenance and should have a smaller, easily maintained outdoor living area.

- The spaciousness of the outdoor area should be maximised. For example, creating one larger outdoor living area rather than multiple small outdoor areas around the dwelling, avoiding small narrow spaces.
- Access should be off the main living area if possible.

For LSDR developments, infill developments should be provided with a separate outdoor living space.

The most desirable option is to provide direct access and large glazing to allow free movement between indoors and out. The size and nature of the space will depend on the type of development and its proximity to other amenities. End walls on HDR and MDR developments can be treated to provide additional value and amenity for residents. Often end units and more sought after and can provide a premium to developers

1. Atlas Quarter, Christchurch
2. Central One, Christchurch
3. Shotover Country, Queenstown
4. Silverstream, Kaiapoi





DESIGN ELEMENT CHECKLIST

- A** The amount of private open space provided is directly related to a development's proximity to public amenities or communal spaces. Close proximity to communal open space or public amenities can allow for a lower provision of private outdoor space.
- B** Landscape treatments can have a significant impact on the character of a development. The proposed landscape treatment should reflect the character of the area and/or enhance resident's amenity, using a mix of hard and soft landscape materials.
- C** The design of open spaces can create opportunities for variation and choice within a development. Side gardens provide an opportunity to create additional amenity/value.
- D** Ideally outdoor living space is directly accessible from indoor living spaces, i.e. from lounge, dining or family spaces, and receives direct sunlight.
- E** Well-defined spaces allow residents to take ownership of a space but this does not necessarily have to be at the expense of openness.

RELEVANT DISTRICT PLAN POLICES

- 9.2.2.1 (d), 9.2.6.1, 9.2.6.2
- 8.2.6.1, 8.2.6.2, 8.2.6.3
- 7.2.1.4, 7.2.3.3

06

CREATING HIGH LEVELS OF ACCESSIBILITY FOR ALL TRANSPORT MODES

TO CREATE A HIGH AMENITY STREETScape WITH HIGH LEVELS OF ACCESSIBILITY FOR ALL MODES WHILE MINIMISING THE VISUAL EFFECT OF VEHICLES AND GARAGING.

Providing for carparking and vehicle access often plays a significant role in the design process at the expense of other attributes. A preferred design solution is for vehicle movements and parking to play a secondary role to pedestrian movements and streetscape amenity, creating active frontages and/or north facing outdoor living spaces. Ideally carparking should be located either underground, at the rear of a site or via a laneway where accessways can be shared to reduce the number of potential conflict points with pedestrians walking along the street.

Garaging, large areas of driveway and vehicles parked in clear view of the street can have a significant adverse visual impact on the quality and appearance of a development. With increased density also comes the need for more efficient land use, including more creative responses to on-site parking. Communal or shared facilities are one response but must be designed well. Safe and convenient access for pedestrians and in larger developments for cyclists and service vehicles should also be ensured.

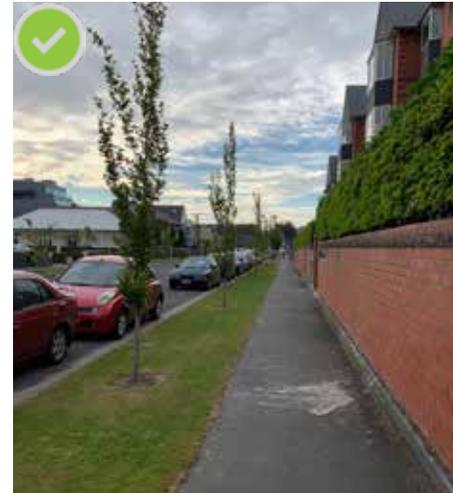
Communal parking at the rear allows buildings to front the street and minimises manoeuvring space for multi unit developments. Blank or unmodulated walls and facades should be avoided.

Blank walls do not create visual interest or allow natural surveillance over public or shared spaces.

The front door is clearly visible from the street, and with glazing in the door and the side window a strong visual connection is created between the house and the street.

Windows have been added to the end wall allowing the side yard to be a usable space. The addition of doors and a pergola would have added further value and functionality to the side yard.

- 1. and 3. Parkview, Christchurch
- 2 and 4. Hobsonville, Auckland
- 5. Lake Hayes Estate, Queenstown





DESIGN ELEMENT CHECKLIST

- A** The incorporation of pedestrians, cyclists and vehicles into a design can have a significant effect on people's choice of transport mode, how they move through a space or on the functionality of the adjoining streetscape.
- B** Large expanses of hardstand area for vehicles, especially if immediately adjoining a street, can have a negative effect on the character of a development or street. Landscape treatment can be used to 'soften' and improve the character of a development.

- C** Not all locations have the same 'modal' requirement with developments closer to public amenities, including public transport, allowing the flexibility for less garaging but potentially more storage space. The design should reflect a site's location to allow residents a degree of choices.
- D** Providing for different vehicle modes provides an opportunity for creativity to solve 'space-demanding' modes. On higher density developments there is an opportunity to investigate communal spaces or accessways.

- E** Even on lower density developments laneways can be incorporated to remove vehicle parking and garaging from the front yard and allow for a more pedestrian orientated street.

Laneway or minor street where low vehicle speeds are anticipated

RELEVANT DISTRICT PLAN POLICES

- HDR** 9.2.1.2, 9.2.6.1, 9.2.6.2, 9.2.6.3, 9.2.6.5,
- MDR** 8.2.1.4, 8.2.1.1, 8.2.1.2, 8.2.1.3, 8.2.2.3, 8.2.5.1, 8.2.5.3, 8.2.8.7
- LDSR** 7.2.6.1, 7.2.6.3

07

HOW TO INTEGRATE WASTE AND SERVICE AREAS SO AS NOT TO AFFECT AMENITY

TO ENCOURAGE USEFUL STORAGE AND SERVICE AREAS THAT HAVE MINIMAL ADVERSE EFFECTS ON RESIDENTS AND NEIGHBOURS.

As intensification occurs with more people residing in an area, the provision of space for storage and service areas becomes more important. This is particularly noticeable on collection days when footpaths are often blocked by numerous bins, creating hazards for pedestrians, cyclists and motorists. With larger developments, individual 'wheelie' bins may not be practicable for each unit. Options for communal storage and collection systems are encouraged for high density developments and larger medium density developments.

For medium and low density developments, more conventional systems may be used as units will typically have their own street frontage or own ground level yards allowing for the placement of bins. The placement of bins should aim to minimise adverse visual effects on the street and neighbours. Ideally bins should not be located in the front yard, but where this cannot be avoided they should be screened and not affect access to the front door.

Service areas free up internal space by providing storage space for recreational or maintenance equipment, larger household items or clothes lines.

-  HDR Communal
-  MDR Communal or individual
-  LDSR Individual



Some developments include lockable storage areas. In the example top right, bins are being stored on the driveways beside the rear access lane, negatively affecting the visual amenity of the lane and creating hazards for pedestrians, cyclists and motorists.

Bins, gas bottles and other equipment have been hidden behind timber screens but are integrated into the landscape design. This avoids any adverse effects the bins have on the visual amenity of the street.



DESIGN CHECKLIST

-  Provide each unit with access to a storage and service space
-  Service areas are required to be screened from the street
-  On sloping sites, ensure it is possible for bins to be easily moved to the street side for collection.

RELEVANT DISTRICT PLAN POLICES

-  9.2.3.2, 9.2.3.3, 9.2.3.1
-  8.2.3.1, 8.2.3.2, 8.2.2.2
-  7.2.1.1

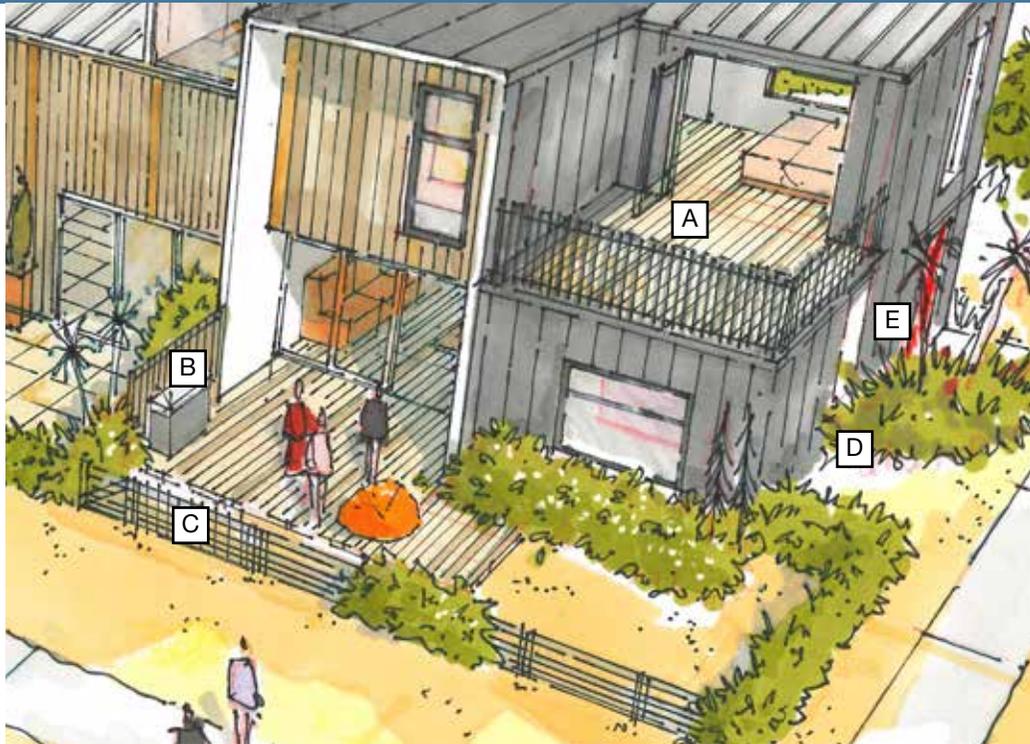
Submitter Ref: 3280, 3282

08

CREATING PRIVATE AND SAFE ENVIRONMENTS

TO CREATE DEVELOPMENTS WITH A HIGH LEVEL OF PRIVATE AMENITY BALANCED WITH CREATING PUBLIC SPACES WITH A HIGH LEVEL OF NATURAL SURVEILLANCE.

Good developments have a successful balance of private amenity and a high level of natural surveillance over public spaces. Custodianship, collaboration and connection principles have a key role to play to ensure poorly designed developments are not created, where the living area of one unit looks directly into the outdoor living of another. Poor design can be mitigated through building design and modulation, site layout, landscape elements or a combination



DESIGN CHECKLIST

- A** Setting back balconies from the main wall as opposed to extending the balcony out forward of any party wall provides privacy from elevated views.
- B** Solid or semi solid fencing between units to a height of 1.8. Slat fencing can be used but slats must be close enough to ensure direct views through are not possible.
- C** Privacy and safety can be achieved with a mix of permeable (see-through) and solid fencing.
- D** Raising the ground floor level of the development above the street level to allow people to clearly see out but not in (not shown).
- E** Placing higher kitchen windows on the frontage so that occupants are often looking out over the street (not shown).

Windows are oriented to the street rather than toward adjacent properties to provide increased natural surveillance over the street and to maintain privacy between dwellings.

A mix of solid and visually permeable materials provides a balance between privacy and natural surveillance over public spaces.

1. Jacks Point, Queenstown
2. Central One, Christchurch



RELEVANT DISTRICT PLAN POLICES

- HDR** 9.2.3.2, 9.2.3.3, 9.2.3.1
- MDR** 8.2.3.1, 8.2.3.2, 8.2.2.2
- LDSR** 7.2.1.3, 7.2.3.1(b)

09

SITE COVERAGE AND LOW IMPACT DESIGN SOLUTIONS TO REDUCE INFRASTRUCTURE DEMANDS

TO PROVIDE SUFFICIENT SPACE FOR OUTDOOR LIVING, WASTE AND STORAGE AREAS, AND ON-SITE VEHICLE MANOEUVRING WHILE LIMITING STORMWATER RUNOFF PEAKS

Maximum site coverage limits ensure sufficient space is provided for different functional requirements of a development. Often there is a tendency for buildings to be limited to a single storey which can have a detrimental effect on the amenity or character of a development. Higher site coverage is permitted in higher density developments to allow for larger buildings, but there is still an expectation that other amenities and manoeuvring can be provided on site.

In terms of stormwater runoff, It is possible for low impact design solutions to be incorporated on-site to minimise runoff and peak flows with a view to achieving stormwater neutrality or at least a reduction. All of the systems are cost effective if incorporated during the

design phase (as opposed to being retrofitted) but require maintenance to ensure their effectiveness is retained. By implementing systems such as these they can reduce peak stormwater discharges reducing the impact on Council owned stormwater infrastructure, subject to on-site solutions being well-designed and maintained.

Reducing stormwater peak runoff are achieved using a combination of different techniques which collectively reduce demands on public infrastructure, and in some examples assist with improving plant growth and health. With higher site coverages it will be necessary to look at the site holistically to ensure the minimum permeable surface amount is achieved while also achieving other functional requirements.

1. Rain garden, Central Christchurch
2. Planted retention basin, Marshlands
3. Planted swale, Waimeha, Kapiti
4. Rain tank, Kapiti
5. Minimising impermeable surfaces, Kapiti

Site Coverage Permeable Surface (minimum)

HDR	70%	20%
MDR	45%	25%
LDSR	40%	30%





DESIGN ELEMENT CHECKLIST

- A Living Roofs**
Living roofs are able to capture rainfall - 80/150kg/m² substrate based green roof. Are there opportunities to reduce the potential for runoff from roofing through the use of Living Roofs?
- B Rainwater Storage**
Rainwater storage tanks can be located on the roof or in the ground. Can rainwater storage tanks be used to capture the runoff from roofs and store it for later uses (e.g. watering the garden)?
- C Rain gardens**
Rain gardens can be located to filter runoff from hard surfaces such as driveways or carparking. Are rain gardens being used help to filter runoff and reduce the amount that goes into the drain?
- D Swale (Planting)**
Swales can run along the property boundary to naturally filter runoff from hard surfaces. Planting is also a great way to increase the absorption of storm water, in particular trees as they can absorb larger amounts of water through their roots. Does the design use planting and Swales as a natural drain to filter runoff?

- E Permeable Paving**
Permeable pavers can be used for driveway and carpark areas (the paver has a flowrate of no less than 30l/s/m²). Are Permeable paver being used instead of hard surfacing such as concrete to allow the water to filter through to the ground?

Stormwater discharge point from the site

RELEVANT DISTRICT PLAN POLICES

HDR 9.2.6.4

MDR 8.2.2.4, 8.2.5.2, 8.2.8.1, 8.2.8.2, 8.2.3.1, 8.2.3.2

LDSR 7.2.3.1(e), 7.2.4.1(a)(b)-
7.2.6.2
Submitter Ref: 3280, 3282

10

BUILDING MATERIALS AND ENVIRONMENTAL SUSTAINABILITY

TO ENCOURAGE THE USE OF LOCAL, SUSTAINABLE MATERIALS AND SYSTEMS TO SUPPORT THE REDUCTION OF LONG TERM MAINTENANCE COSTS

The choice of building materials can have a considerable effect on how a development is perceived as well as on long-term maintenance requirements. Materials that require less maintenance with a longer design life are more suitable for higher density developments, particularly when multiple parties are involved. The durability of materials can be improved by ensuring adequate protection from the corrosive effects of the elements, for example by incorporating eaves and flashings in the design.

Artificial lighting around entrances and in common areas should provide for safety, usability and contribute to amenity without excessive energy use. Review the Southern Lights strategy.

- Provide safety signage and lighting that integrates with the building design.
- For additional character consider engaging a lighting designer to provide attractive exterior lighting around entrances and street facades.



Timber cladding utilises a renewable resource but may result in additional maintenance requirements. Materials used are common and sourced from sustainable sources. A variety of materials have been used to create a visually aesthetic design using materials that reflect the character of the surrounding area.



DESIGN CHECKLIST

- A** Will the choice of cladding require ongoing maintenance to protect its appearance from exposure to the elements?
- B** Are the communal areas sufficiently lit?
- C** Does the dwelling provide sheltered outdoor areas with natural light?

RELEVANT DISTRICT PLAN POLICES

HDR 9.2.2.2, 9.2.6.4

MDR 8.2.1.48.2.5.2

LDSR 7.2.1.2; 7.2.4.1c, 7.2.6.2

Submitter Ref: 3280, 3282

11

LANDSCAPE MATERIALS AND PLANTING

TO CREATE HIGH QUALITY, HUMAN-SCALE, LOW MAINTENANCE SPACES WHICH ENCOURAGE COLLABORATION, CREATING AND CUSTODIANSHIP.

Landscape materials (surfacing, letterboxes, seats, fencing) and planting should be low maintenance but of a quality and style which enhance the amenity of a development. They should be designed to appear integrated with the building development / layout so that the use of the site is efficiency utilised. It may be possible to retain existing vegetation which can give a development a sense of establishment and character, particularly if it is large mature tree.

Large paved or hardstand areas should be designed in a way to reduce their perceived visual expanse by adding detailing, material changes or different finish treatments such as honing or decorative saw cuts. Detailing can also be used to delineate carparking areas without needing to paint white lines which is considered something to be avoided if possible as it appears more commercial than residential.

Planting can be used to delineate property boundaries, having a softer more aesthetically pleasing appearance than a solid, close board timber fence. Open fencing should be used where fencing is required but privacy is not an issue. Suitably sized trees should be incorporated where possible, including

large trees where room allows. Trees provide significant amenity and can assist with privacy issues by screening views into upper storey rooms.

On the following pages are plants which are suitable for residential developments within the Queenstown Lakes District.

RELEVANT DISTRICT PLAN POLICES

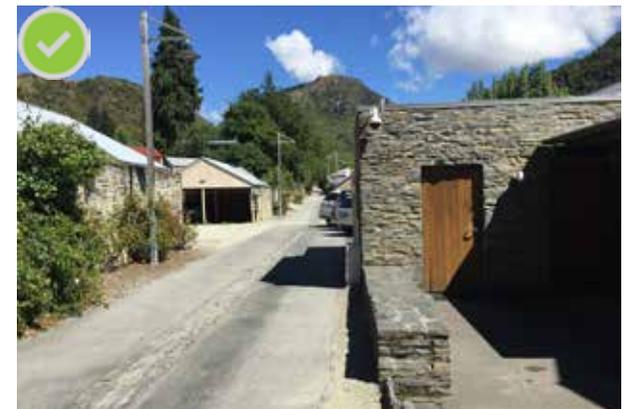
HDR 9.2.2.1(d), 9-2.6-1, 9.2.6.4

MDR 8.2.2.5, 8.2.8.3, **8.2.4.1. (c)**

LDSR 7.2.3.1 (a) (b) , 7.2.3.3, 7.2.4.1(c)

Submitter Ref: 3280, 3282

Examples of how a mix of hard and soft landscape materials can provide a high level of amenity to residential developments



TREES (MEDIUM - LARGE)



Mountain Beech
(*Fuscospora cliffortioides*)



Kowhai
(*Sophora microphylla*)



Makomako / Wineberry
(*Aristolelia serrata*)



Mountain Ribbonwood
(*Hoheria lyallii*)



Cabbage tree
(*Cordyline australis*)
(not in lawns)



Mahoe
(*melicytus ramiflorus*)



Pin Oak
(*Quercus palustris*)



Liquidambar
(*Liquidambar styraciflua*)

Deleted Species: Lemonwood (*tarata*), Ornamental Pear, Copper Beech

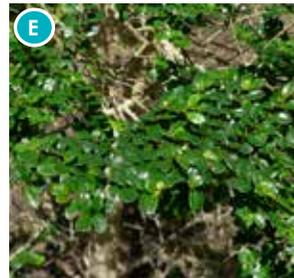
TREES (SMALL)



Mountain Totara
(*Podocarpus cunninghamii*)



Toothed lancewood
(*Pseudopanax ferox*)



Boxleaf azara / Vanilla tree
(*Azara microphylla*)



Manuka
(*Leptospermum scoparium*)



Lancewood (*horoeta*)
(*Pseudopanax crassifolius*)



Camellia
(*Camellia sasanqua*)
Deleted Species: Marble Leaf



Flowering crab apple
(*Malus tschonoskii*)



Akiraho
(*Olearia paniculata*)



Five Finger
(*Pseudopanax laetus*)

SHRUBS (MEDIUM - SMALL)



Monro's daisy
(*Brachyglottis monroi*)



Rose
(*Rosa* - flower carpet form)



Rose 'Frau Dagmar Hastrup'
(*Rosa rugosa*)



Southern Tree Daisy
(*Olearia arborescens*)



Pittosporum 'Golf Ball'
(*Pittosporum tenuifolium*)



Mexican orange blossom
(*Choisya ternata*)



Silverbush
(*Convolvulus cneorum*)



Mingimingi
(*Coprosma virescens*)



Hebe
(*Hebe* spp.)



Oakleaf hydrangea
(*Hydrangea quercifolia*)



Marlborough rock daisy
(*Pachystegia insignis*)



Viburnum
(*Viburnum davidii*)

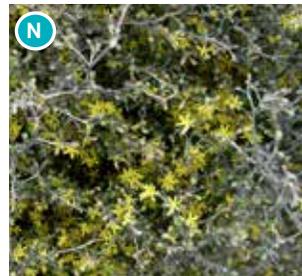


Shrubby tororaro, Mingimingi
(*Muehlenbeckia astonii*)

HEDGES



Coprosma Middlemore
(*Coprosma* 'Middlemore')



Korokia
(*Corokia* cultivars)



Broadleaf, Kapuka
(*Griselinia littoralis*)



Box hedge
(*Buxus sempervirens*)

GROUNDCOVERS / GRASSES



Tasmanian Flax-Lily
(*Dianella 'Little Rev'*)



NZ iris
(*Libertia peregrinans*)



Creeping fuchsia
(*Fuchsia procumbens*)



Makura Sedge
(*Carex secta*)



NZ daphne
(*Pimelea prostrata*)



Heartleaf burgenia
(*Bergenia cordifolia*)



Bush lily
(*Astelia fragrans*)



Prostrate coprosma
(*Coprosma acerosa 'Hawera'*)



Silver Tussock
(*Poa cita*)



Pohuehue
(*Muehlenbeckia axillaris*)



French lavender
(*Lavandula stoechas*)



Turutu
(*Dianella nigra*)

CLIMBERS



Star Jasmine
(*Trachelospermum jasminoides*)



Yellow jasmine
(*Gelsemium sempervirens*)



Boston Ivy
(*Parthenocissus tricuspidata*)

E = Exotic
N = Native



GLOSSARY

THE FOLLOWING TERMS ARE BASED ON THE NEW ZEALAND URBAN DESIGN PROTOCOL WHICH PROMOTES THE SEVEN 'C'S AS ESSENTIAL DESIGN QUALITIES FOR CREATING QUALITY URBAN DESIGN.

CONTEXT

Context recognises the importance of how a building or development will relate to and integrate with its neighbours, street, walkways or public space. Developments should present themselves as a 'good neighbour' in terms of their relationship to adjacent and nearby properties, access to sunlight and views, access, and integration of utility and storage areas that could potentially affect people's amenity.

CHARACTER

Character can provide a neighbourhood, street or public space with a unique urban feel, adding richness and value as well as improving legibility. Character can be created by several methods. Attention to the detailing of facade design, materials used, site layout, roof lines and landscaping can all contribute positively to the development of a unique character to build a sense of space.

CHOICE

Choice provides people and potential purchasers with options and flexibility in terms of building typologies, apartment or house size, and outdoor living. The greater degree of options, the greater proportion of the market can be serviced. Not all people want, or can afford, a 3-bedroom single storey dwelling on a 500m² section but may want to live close to their work or amenities. Adaptable designs that provide a mixture of unit sizes and numbers of bedrooms to create flexibility in terms of future reuses over the longer term is considered positive.

CONNECTIONS

Connections relate to how people move and interact, in any mode, within a development, along a street or through a public space. Strong connections with the careful placement of facilities can lead to reduced travel times and support social cohesion. Connections also relate to how garages and carparking is treated with their placement having a considerable overlap with character. Easy access to public transport or even simply the footpath can lead to less reliance on private vehicles for short trips. Connections to tracks and open spaces also help to improve accessibility, create lively and safe public spaces and greater amenity for residents.

CREATIVITY

Creativity allows for artistic and individual design approaches to enhance neighbourhood amenity and character on buildings and in the landscape without elements adversely competing for individual attention. Creativity adds richness and diversity, and turns a functional place into a memorable place. It can utilise architectural elements to create designs which have visual interest and cohesion in terms of scale, rhythm and detailing while avoiding inappropriate and overly repetitive facades. It can assist with removing blank or uninteresting walls.

CUSTODIANSHIP

Custodianship allows residents to take a sense of ownership or responsibility over a space, promoting a degree of stewardship and care. Custodianship also relates to environmentally sustainable design solutions that promote energy efficiency, recycling and reuse to minimise waste disposal, access to transport, sunlight and outdoor spaces. The principal includes the concept of kaitiakitanga.

COLLABORATION

Collaboration promotes good communication between all parties and disciplines involved in the design process.

OTHER TERMS

CPTED (Crime Prevention Through Environmental Design)

This acronym stands for Crime Prevention through Environmental Design. It is a crime prevention philosophy based on good design and effective use of the built environment leading to a reduction both in the fear and incidence of crime, as well as an improvement in the quality of life. The use of CPTED is intended to reduce crime and fear by reducing criminal opportunity and fostering positive social interaction among legitimate users of space. The emphasis is on prevention rather than apprehension and punishment.

APPENDIX 3
Summary Table

Original Submission No	Further Submission No	Submitter First Name	Submitter Last Name	Submitter Org	Provision	Position	Submission Summary	Scope	Recommended Response	Reasoning
OS3000.1		Eaon	Fitzwater		2-Business Mixed Use Zone Design Guidelines > 2.6-Height & Roof Form	Oppose	That the height of buildings is limited to 7 meters throughout the Queenstown Lakes District unless it does not affect anyone else and blends into the landscape.	out of scope	Strike out requested	The height limit for BMUZ has already been settled in earlier stages, The BMUZ Design Guidelines do not affect the height rules.
OS3000.1	FS3406.1	Nicky	Wells		2-Business Mixed Use Zone Design Guidelines > 2.6-Height & Roof Form	Support	That the relief sought in submission 3000.1 is supported.	out of scope	Strike out requested	As above
OS3000.1	FS3407.1	Richard	Wells		2-Business Mixed Use Zone Design Guidelines > 2.6-Height & Roof Form	Support	That the relief sought in submission 3000.1 is supported.	out of scope	Strike out requested	As above
OS3109.23		Chelsea	Wallace	Public Health South	2-Business Mixed Use Zone Design Guidelines	Support	That the intent of the Business Mixed Use Zone Design Guidelines be retained as notified.		Accept	
OS3109.23	FS3415.7	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Oppose	That the relief sought is opposed.		Reject	
OS3109.24		Chelsea	Wallace	Public Health South	2-Business Mixed Use Zone Design Guidelines	Oppose	That the core principles of the World Health Organisation Health for All Strategy be addressed.		Accept in part	Many of the matters raised are addressed in the BMUZ Design Guidelines
OS3109.24	FS3415.8	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Oppose	That the relief sought is supported.		Reject	Many of the matters raised are addressed in the BMUZ Design Guidelines
OS3109.25		Chelsea	Wallace	Public Health South	2-Business Mixed Use Zone Design Guidelines	Oppose	That the impact on health outcomes and protection of the natural environment be considered in policy relating to the built environment.		Accept in part	Many of the matters raised are addressed in the BMUZ Design Guidelines
OS3109.25	FS3415.9	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Oppose	That the relief sought is supported.		Reject	Many of the matters raised are addressed in the BMUZ Design Guidelines
OS3110.1		Roger	Moseby		2-Business Mixed Use Zone Design Guidelines	Oppose	That the Business Mixed Use Zone Design Guidelines be rejected.		Reject	Not having the BMUZ Design Guidelines would leave a gap for addressing urban design issues in the BMUZ.
OS3143.1		Susan	Robertson		2-Business Mixed Use Zone Design Guidelines	Oppose	That the Business Mixed Use Design Guidelines be rejected.		Reject	Not having the BMUZ Design Guidelines would leave a gap for addressing urban design issues in the BMUZ.
OS3211.3		James	Gardner-Hopkins		2-Business Mixed Use Zone Design Guidelines	Oppose	That the provisions of the Business Mixed Use Design Guide be rejected.		Reject	Not having the BMUZ Design Guidelines would leave a gap for addressing urban design issues in the BMUZ.

OS3215.1		Amanda	Leith	Southern Planning	2-Business Mixed Use Zone Design Guidelines > 2.2-Purpose & How to Use	Oppose	That an additional paragraph is included in the "Status of this Guide" section as follows: "The Design Guide complements the provisions of the District Plan. It provides examples of how to achieve good design and outlines the key issues to bear in mind when designing a development. The assessment of proposals against the Design Guide are not intended to be assessed in terms of compliance but rather whether a proposal is consistent with the good design outcomes promoted by the Design Guide. It is acknowledged that there may be suitable alternatives to the examples provided within the Design Guide based upon site specific characteristics and other factors that guide development."	Accept in part	Useful addition subject to minor wording changes
OS3215.1	FS3415.10	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines > 2.2-Purpose & How to Use	Support	That the relief sought is supported.	Accept in part	As above
OS3215.2		Amanda	Leith	Southern Planning	2-Business Mixed Use Zone Design Guidelines > 2.4-Positive Street Edge	Oppose	That the text "on rare occasions" and "for quieter streets provided the majority of street frontage is for business/commercial use" from paragraph 3 of Section 01 be amended so that it reads: "Residential units at ground floor should be carefully considered along main roads. Ground floor, street facing residential units may be appropriate, however finished floor levels, setbacks and screening will need to carefully considered so as to provide appropriate levels of privacy for residents."	Accept	Useful amendment that improves clarity.
OS3215.2	FS3415.11	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines > 2.4-Positive Street Edge	Support	That the relief sought is supported.	Accept	As above
OS3215.3		Amanda	Leith	Southern Planning	2-Business Mixed Use Zone Design Guidelines > 2.9-Acessability	Oppose	That the words "to be at least 1.8m wide or greater" are deleted and "of suitable width to cater for pedestrian and universal access commensurate to the anticipated usage of the route" are inserted in its place, in Section 06, paragraph 5.	Accept	Useful amendment as less prescriptive for Design Guidelines.
OS3215.3	FS3415.12	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines > 2.9-Acessability	Support	That the relief sought is supported.	Accept	As above
OS3215.4		Amanda	Leith	Southern Planning	2-Business Mixed Use Zone Design Guidelines	Oppose	That the necessary further, consequential or alternative amendments are made to give effect to this submission and the purpose of the Resource Management Act.	Accept	Consequential amendments were made to the proposed wording.
OS3215.4	FS3415.13	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Support	That the relief sought is supported.	Accept	As above
OS3267.1		Rosie	Hill	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Oppose	That there be greater recognition in the Business Mixed Use Design Guidelines of the full range of activities anticipated within the Business Mixed zone.	Reject	The Design Guidelines are based around 12 Design Elements, not activities.
OS3267.1	FS3409.1	Amanda	Leith	Southern Planning Group	2-Business Mixed Use Zone Design Guidelines	Support	That the relief sought in submission 3267.1 is supported.	Reject	As above
OS3267.2		Rosie	Hill	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Oppose	That within the Business Mixed Use Design Guidelines, any duplication and/or different controls to those already in the Business Mixed Use zone chapter be removed.	Reject	The Design Guidelines flesh out and provide guidance on the matters of restricted discretion.
OS3267.2	FS3409.2	Amanda	Leith	Southern Planning Group	2-Business Mixed Use Zone Design Guidelines	Support	That the relief sought in submission 3267.2 is supported.	Reject	As above

OS3267.3		Rosie	Hill	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Oppose	That more flexibility be provided within the Business Mixed Use Design Guidelines to reflect mixed use developments.	Reject	The Design Guidelines are based around 12 Design Elements, not particular activities.
OS3267.3	FS3409.3	Amanda	Leith	Southern Planning Group	2-Business Mixed Use Zone Design Guidelines	Support	That the relief sought in submission 3267.3 is supported.	Reject	As above
OS3267.5		Rosie	Hill	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Oppose	That amendments are made to the text of the Proposed District Plan and the Mixed Use Design Guidelines to ensure that Guidelines do not apply to permitted activities.	Accept	Reference to permitted activities has been removed.
OS3267.5	FS3409.5	Amanda	Leith	Southern Planning Group	2-Business Mixed Use Zone Design Guidelines	Support	That the relief sought in submission 3267.5 is supported.	Accept	As above
OS3316.2		Kirsty	O'Sullivan	Mitchell Daysh Limited	2-Business Mixed Use Zone Design Guidelines	Support	That the introduction of the Business Mixed Use Zone Design Guide is supported.	Accept	
OS3316.2	FS3427.33	Chelsea	Wallace	Public Health South	2-Business Mixed Use Zone Design Guidelines	Support	That the relief sought is supported.	Accept	
OS3316.3		Kirsty	O'Sullivan	Mitchell Daysh Limited	2-Business Mixed Use Zone Design Guidelines > 2.16-Planting	Oppose	That Lemonwood, ornamental pear, copper beech and marble leaf are removed from the list of suggested plant species.	Accept	Replacement species have been identified.
OS3343.5		Ben	Farrell		2-Business Mixed Use Zone Design Guidelines	Oppose	That the Design Guidelines are deleted, along with reference to them in the District Plan, or: That the respective policies and rules (including assessment matters) to "encourage" consistency (rather than require or ensure it); Remove any duplication between matters contained within the Design Guidelines and provisions already in the text of the PDP, and Standards Clarify that the Design Guidelines do not apply to permitted activities.	Reject	Individual parts of this submission point covered in s42A report. Most points rejected, removal of reference to permitted activities is accepted.
OS3343.5	FS3415.14	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Support	That the relief sought is supported.	Reject	As above
OS3343.5	FS3470.5	Nick	Geddes	Clark Fortune McDonald & Associates	2-Business Mixed Use Zone Design Guidelines	Support	That the relief sought is opposed.	Reject	Does not seem to relate to the BMUZ design Guidelines
OS3383.7		Phil	Brown	4Sight Consulting Limited	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.1-Variation to Chapter 16 - Business Mixed Use	Oppose	That Policy 16.2.2.10 be amended as suggested to recognise that only mixed use and/or intensive residential developments should be consistent with the Business Mixed Use Design Guide.	Reject	The Design Guidelines are based around 12 Design Elements, not particular activities.
OS3383.7	FS3415.1	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.1-Variation to Chapter 16 - Business Mixed Use	Support	That the relief sought is supported.	Reject	As above.
OS3383.8		Phil	Brown	4Sight Consulting Limited	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.1-Variation to Chapter 16 - Business Mixed Use	Oppose	That Rule 16.4.4 be amended as suggested to recognise that only mixed use and/or intensive residential developments should be consistent with the Business Mixed Use Design Guide; or amend as suggested to recognise that there are existing commercial activities within the zone that have functional and/or operational requirements which impact on their ability to meet the 'typical' urban design outcomes envisaged in the Business Mixed Use Design Guide.	Reject	The Design Guidelines are based around 12 Design Elements, not particular activities.

OS3383.8	FS3415.2	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.1-Variation to Chapter 16 - Business Mixed Use	Support	That the relief sought is supported.	Reject	As above
OS3383.8	FS3415.3	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.1-Variation to Chapter 16 - Business Mixed Use	Support	That the relief sought is supported.	Reject	As above
OS3383.9		Phil	Brown	4Sight Consulting Limited	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.2-Variations to Chapter 31 - Signs	Oppose	That Rules 31.2.3.3(c) be amended to recognise that only signage for mixed use and/or intensive residential developments must be consistent with the Business Mixed Use Design Guide.	Reject	The Design Guidelines are based around 12 Design Elements, not particular activities.
OS3383.9	FS3415.4	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.2-Variations to Chapter 31 - Signs	Support	That the relief sought is supported.	Reject	As above
OS3383.10		Phil	Brown	4Sight Consulting Limited	2-Business Mixed Use Zone Design Guidelines	Oppose	That the Design Guide be amended to clarify that it relates to residential or mixed-use buildings only; or amend the Medium Density Design Guide as suggested to recognise that there are commercial activities that have functional and/or operational requirements which impact on their ability to meet the 'typical' urban design outcomes envisaged in the Design Guide.	Reject	The Design Guidelines are based around 12 Design Elements, not particular activities.
OS3383.10	FS3415.5	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Support	That the relief sought is supported.	Reject	As above
OS3383.24		Phil	Brown	4Sight Consulting Limited	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.2-Variations to Chapter 31 - Signs	Oppose	That Rule 31.19.3.7 be amended to recognise that only signage for mixed use and/or intensive residential developments must be consistent with the Business Mixed Use Design Guide.	Reject	The Design Guidelines are based around 12 Design Elements, not particular activities.
OS3383.24	FS3415.6	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.2-Variations to Chapter 31 - Signs	Support	That the relief sought is supported.	Reject	As above
OS3383.25		Phil	Brown	4Sight Consulting Limited	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.2-Variations to Chapter 31 - Signs	Support	That Rule 31.19.4.4 be amended to recognise that only signage for mixed use and/or intensive residential developments must be consistent with the Business Mixed Use Design Guide.	Reject	The Design Guidelines are based around 12 Design Elements, not particular activities.

Original Submission No	Further Submission No	Submitter First Name	Submitter Last Name	Provision	Position	Submission Summary	Scope	Recommended response	Reasoning
OS3013.2		Pia	Condren	2-Residential Design Guidelines > 2.5-LDR Overview	Support	That the Lower Density Residential Overview provisions of the Residential Design Guidelines be retained as notified.		Accept	
OS3013.3		Pia	Condren	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.1-Variation to Chapter 7 - Lower Density Suburban Residential Zone	Support	That the Variation to Chapter 7 Lower Density Suburban Residential Zone for the Residential Design Guidelines be retained as notified.		Accept	
OS3016.1		Gillian	Macleod	2-Residential Design Guidelines > 2.7-Housing Diversity	Oppose	That the use of photo 2 on page 13 is rejected.		Accept	Better photo utilised
OS3016.2		Gillian	Macleod	2-Residential Design Guidelines > 2.8-Well Defined Enterances	Oppose	That the use of photo 2 on pg 14 is rejected.		Accept	Better photo utilised
OS3016.3		Gillian	Macleod	2-Residential Design Guidelines	Oppose	That the Residential Design Guideline is amended to include guidance for sloping sites.		Accept	A range of changes have been made to better address sloping sites.
OS3016.4		Gillian	Macleod	2-Residential Design Guidelines > 2.10-Connections to Open Space	Oppose	That Photo 2 and Photo 3 on p.18 of the Residential Design Guideline are rejected.		Reject	Photo retained – does not feature a desolate sidewalk in the rain, perhaps this is a reference to photo 2 on page 22. The photo does have wet roads / footpaths in it but still usefully shows the Design Element [06] relating to ‘creating high levels of accessibility for all transport modes’ as it shows a cycle lane, indented parking and a footpath.
OS3016.5		Gillian	Macleod	2-Residential Design Guidelines > 2.18-Planting	Oppose	That the Residential Zone Design Guide emphasise the planting of native, low-water need, and appropriate species.		Accept in part	The Residential Design Guidelines do emphasise local native species.
OS3016.6		Gillian	Macleod	2-Residential Design Guidelines > 2.18-Planting	Oppose	That the Residential Zone Design Guide discourage nuisance species such as wilding or asthma causing trees, or inappropriately-scaled species.		Accept in part	Accepted to the extent that Chapter 34 Wilding Species already prohibits the planting of a long list of nuisance plants.
OS3031.1		Bruce	Stenson	2-Residential Design Guidelines > 2.3-HDR Overview	Oppose	That building height for flat and sloping sites in Wanaka be limited to no more than 7 meters.	Out of scope	Strike out requested	
OS3060.2		Gerard	Thompson	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.3-Variations to Chapter 9 - High Density Residential Zone	Support	That the intent of Rule 9.4.6 requiring visitor accommodation in the High Density Zone be consistent with the Residential Zone Design Guide 2019 as notified.		Accept	
OS3060.3		Gerard	Thompson	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.3-Variations to Chapter 9 - High Density Residential Zone	Support	That the intent of the RD activities in Standards 9.5.1 - 9.5.8 in the Residential Zone Design Guide 2019 is supported.		Accept	
OS3060.4		Gerard	Thompson	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.3-Variations to Chapter 9 - High Density Residential Zone	Support	That the intent of Policy 9.2.2.3 is supported.		Accept	
OS3109.14		Chelsea	Wallace	2-Residential Design Guidelines > 2.7-Housing Diversity	Oppose	That a variety of housing, work and lifestyle options be provided that are economically viable and healthy for people and nature.		Accept in part	The zones provide for this already, and the DG reinforces this
OS3109.15		Chelsea	Wallace	2-Residential Design Guidelines	Oppose	That the World Health Organisation Sustainable Development Goals (energy efficient housing, increased density, healthy living, lowest possible cost) be considered.		Accept in part	
OS3109.16		Chelsea	Wallace	2-Residential Design Guidelines	Oppose	That insulation, ventilation, heating, double glazing, accessibility, for people with disabilities, design for disability, elderly, families or flatters, be considered.		Reject	This is a matter for the building code, the DGs focus on the external appearance and features of residential areas
OS3109.17		Chelsea	Wallace	2-Residential Design Guidelines	Oppose	That eco-design and climate safe house design principles be considered from energywise.govt.nz .		Reject	These were removed from the PDP through decisions on stage 1 and to add them in now would be inconsistent with the plan and beyond the remit of the DGs as a document incorporated by reference

OS3109.18		Chelsea	Wallace	2-Residential Design Guidelines	Oppose	That safety, street lighting, and safe low impact (noise, conflicts) aspects be considered.		Accept in part	Some aspects of submission are covered in the notified Design Elements, street lighting is not covered.
OS3109.19		Chelsea	Wallace	2-Residential Design Guidelines	Oppose	That access to public and active transport links, cycle ways, walking paths suitable for buggies and kids bikes, bike racks, and a focus on low speed pedestrian centric environments be considered.		Accept in part	Some aspects of submission are covered in the notified Design Elements, activities within parks and reserves are not covered.
OS3109.20		Chelsea	Wallace	2-Residential Design Guidelines	Oppose	That community connectivity, shared green spaces, picnic/BBQ areas and tables be considered.		Accept in part	Some aspects of submission are covered in the notified Design Elements, activities within public parks and reserves are not covered.
OS3109.21		Chelsea	Wallace	2-Residential Design Guidelines	Oppose	That elements to promote healthy lifestyles be considered, including playgrounds, pump tracks, skate parks, sports facilities, planting fruit trees, garden allotments, smoke free spaces, drinking fountains, and seating.		Accept in part	As above
OS3109.22		Chelsea	Wallace	2-Residential Design Guidelines	Oppose	That the impact on health outcomes and protection of the natural environment be considered in policy relating to the built environment.		Accept in part	09 Low impact design goes partway to achieving this - this seems to be more broadly directed at the purpose of the residential zones themselves.
OS3138.1		Brendon	Cutt	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.1-Variation to Chapter 7 - Lower Density Suburban Residential Zone	Oppose	That no changes are approved that would enable or encourage the establishment of new or extended commercial visitor accommodation developments within Visitor Accommodation Sub-Zones and Low Density [Suburban] residential zones.	Out of scope	Strike out requested	The notified Design Guidelines (nor variations to plan text) do not seek to control density or the activity status of visitor accommodation.
OS3138.2		Brendon	Cutt	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.2-Variations to Chapter 8 - Medium Density Residential Zone	Oppose	That no changes be made which will permit an increase in the density of visitor accommodation from new or extended commercially-backed developments in Medium and Low Density Zones.	Out of scope	Strike out requested	The Design Guidelines will not 'permit an increase' in visitor accommodation density, and the rule relating to visitor accommodation activities is not subject to review in Stage 3.
OS3191.2		Denise	Anderson	2-Residential Design Guidelines	Oppose	That no changes be made which will permit an increase in the density of visitor accommodation from new or extended commercially-backed developments in Medium and Low Density Zones.	Out of scope	Reject	Manged through other rules in the PDP - includign the rules relating to development within the setting of a heritage feature in Chapter 26: Historic Heritage.
OS3203.1		Wayne	Foley	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.1-Variation to Chapter 7 - Lower Density Suburban Residential Zone	Oppose	That the notified variation to Chapter 7 Lower Density Suburban Residential Zone as part of the Residential Design Guideline variation be rejected. Alternatively, that the Residential Design Guideline be amended to remove reference to irrelevant policies, remove the statement that the Design Guideline is applicable to permitted activities, and remove the requirement to provide a Design Statement.		Reject	Individual parts of this submisiosn point are covered in the s42A report. Some parts accepted, some parts rejected.
OS3203.2		Wayne	Foley	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.1-Variation to Chapter 7 - Lower Density Suburban Residential Zone	Oppose	That any alternative, additional or consequential relief necessary be made.		Reject	
OS3241.1		Rosie	Hill	2-Residential Design Guidelines	Oppose	That the Residential Design Guidelines and/or the associated variations to the residential provisions of Chapters 7, 8, and 9 of the Proposed District Plan be amended to provide greater recognition for Special Character Areas and residential amenity, in particular of the Park Street Special Character Area.		Reject	At this time there is no special character area for Park St.

OS3241.2		Rosie	Hill	2-Residential Design Guidelines	Oppose	That Special Character Areas be recognised within the Residential Design Guidelines through requirements for building and development to sensitively respond to existing built form within the Special Character Area.		Reject	As above.
OS3241.3		Rosie	Hill	2-Residential Design Guidelines	Oppose	That Special Character Areas be provided for in the Residential Design Guidelines through any building or development adhering to any definition or character statement of a Special Character Area.		Reject	As above.
OS3241.4		Rosie	Hill	2-Residential Design Guidelines	Oppose	That special character Areas are provided for within the Residential Design Guideline through the encouragement of design solutions of a high standard which respond to, and reflect, residential character and amenity of the Special Character Area.		Reject	As above.
OS3241.5		Rosie	Hill	2-Residential Design Guidelines	Oppose	That Special Character Areas be provided for within the Residential Design Guidelines through any building and development being required to adhere to any Cultural Plan or Spatial Plan (or similar planning tool) which have been developed for the Special Character Area.		Reject	As above.
OS3241.6		Rosie	Hill	2-Residential Design Guidelines	Oppose	That the Residential Design Guidelines include any further amendments to support rezoning and revised provisions of the Proposed District Plan for the Special Character Area.		Reject	As above.
OS3241.7		Rosie	Hill	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline	Oppose	That any necessary or required amendments to the text of the residential chapters within the Proposed District Plan are made to reflect the Special Character Area provisions within the Residential Design Guidelines.		Reject	As above.
OS3264.1		Edwin	Elliott	2-Residential Design Guidelines	Oppose	That the Residential Design Guidelines be rejected until they can be done properly with ratepayer input.		Reject	Ratepayer input available through submission and further submission process.
OS3267.4		Rosie	Hill	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline	Oppose	That amendments be made to the text of the residential chapters, if necessary, to reflect the mixed use character of the Business Mixed Use Zone.		Reject	No changes are needed to the residential chapters to reflect the mixed use character of the BMUZ.
OS3267.4	FS3409.4	Amanda	Leith	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline	Support	That the relief sought in submission 3267.4 is supported.		Reject	As above
OS3280.1		A	Hutton	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.1-Variation to Chapter 7 - Lower Density Suburban Residential Zone	Oppose	That the Chapter 7 provisions relating to the Residential Design Guidelines are deleted.		Reject	The Residential Design Guidelines add value and help achieve strategic objectives.
OS3280.2		A	Hutton	2-Residential Design Guidelines	Oppose	That the Residential Design Guide be amended to remove irrelevant policies.		Accept	List of policies has been updated.
OS3280.3		A	Hutton	2-Residential Design Guidelines > 2.2-Purpose & How to guide	Oppose	That the statement that the Design Guide is applicable to permitted activities is rejected.		Accept	While many residential developments can be undertaken without resource consent and would benefit from referring to the Design Elements, this change is accepted.
OS3280.4		A	Hutton	2-Residential Design Guidelines > 2.2-Purpose & How to guide	Oppose	That the requirement to provide a Design Statement be removed from the guide.		Reject	Design Statement allows applicants to show how Design Elements have been address (or are not applicable).
OS3280.5		A	Hutton	2-Residential Design Guidelines	Oppose	That any alternative, additional or consequential relief necessary to address the matters raised in this submission occur.		Reject	
OS3282.1		A	Hutton	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.3-Variations to Chapter 9 - High Density Residential Zone	Oppose	That the Chapter 9 provisions relating to the Residential Design Guidelines are deleted.		Reject	The Residential Design Guidelines add value and help achieve the zone and strategic objectives.

OS3282.2		A	Hutton	2-Residential Design Guidelines	Oppose	That if the variation to Chapter 9 is not deleted then the Residential Design Guide be amended to remove the statement that the design guide is applicable to permitted activities.		Accept	While many residential developments can be undertaken without resource consent and would benefit from referring to the Design Elements, this change is accepted.
OS3282.3		A	Hutton	2-Residential Design Guidelines > 2.2-Purpose & How to guide	Oppose	That if the variation to Chapter 9 is not deleted then the requirement to provide a Design Statement be removed from the guide.		Reject	Design Statement allows applicants to show how Design Elements have been address (or are not applicable).
OS3282.4		A	Hutton	2-Residential Design Guidelines	Oppose	That any alternative, additional or consequential relief necessary to address the matters raised in this submission occur.		Reject	
OS3316.1		Kirsty	O'Sullivan	2-Residential Design Guidelines	Support	That the introduction of the Residential Design Guide is supported.		Accept	
OS3316.1	FS3427.32	Chelsea	Wallace	2-Residential Design Guidelines	Support	That the relief sought is supported.		Accept	
OS3316.4		Kirsty	O'Sullivan	2-Residential Design Guidelines > 2.18-Planting	Oppose	That Lemonwood, ornamental pear, copper beech and marble leaf are removed from the list of suggested plant species.		Accept	Alternative tree species are available.
OS3343.4		Ben	Farrell	2-Residential Design Guidelines	Oppose	That the Design Guidelines are deleted, along with reference to them in the District Plan, or: That the respective policies and rules (including assessment matters) to "encourage" consistency (rather than require or ensure it); Remove any duplication between matters contained within the Design Guidelines and provisions already in the text of the PDP, for example within matters of Restricted Control/Discretion and Standards Clarify that the Design Guidelines do not apply to permitted activities.		Accept in part	Refer to s42A report for individual matters covered in this submission point.
OS3347.1		Natalie	Reeves	2-Residential Design Guidelines	Oppose	That the Residential Design Guide is rejected.		Reject	The Residential Design Guidelines add value and help achieve the zone and strategic objectives.
OS3379.1		Roderick	Macleod	2-Residential Design Guidelines	Oppose	That a '1 hectare / 80 hectare variation' to mitigate against urban sprawl like now in place in the Wakatipu Basin also be put in place in the Upper Clutha to control development.	Out of scope	Strike out requested	
OS3383.18		Phil	Brown	2-Residential Design Guidelines > 2.2-Purpose & How to guide	Support	That the purpose of the design guide is retained as notified insofar as it clarifies that the purpose is to achieve high-amenity built residential developments.		Accept	
OS3383.19		Phil	Brown	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.1-Variation to Chapter 7 - Lower Density Suburban Residential Zone	Oppose	That Policy 7.2.1.5 be amended as suggested to clarify that the Residential Zone Design Guide is applicable to residential buildings.		Reject	The Residential Design Guidelines are based around Design Elements not activities. These Design Elements can be applied to built form other than residential.