

12.X Frankton Mixed Use Zone

(vii)	District Wide Residential	Part 7.1.1
(viii)	Heritage	Part 13
(ix)	Transport	Part 14
(x)	Subdivision & Development	Part 15
(xi)	Hazardous Substances	Part 16
(xii)	Utilities	Part 17

12.X.1 Resources, Activities and Values

Frankton is a growth area for the Queenstown Lakes District. Due to its flat topography, transport linkages and proximity to other services and facilities, Frankton has greater potential to accommodate development than many other parts of Queenstown.

The Frankton Mixed Use Zone is a flat area of land on the edge of Frankton Flats. Although strategically located on State Highway 6, the Zone is comparatively isolated from development on other sites, such that any effects upon neighboring land will be relatively benign.

State Highway 6 is the main thoroughfare for vehicles entering and leaving Frankton and Queenstown. As one of New Zealand's eight national State Highways it is an important national resource.

The purpose of the Zone is to provide for a range of higher density activities, including commercial, residential, and visitor accommodation, that complement the character and landscape of the Frankton Flats area.

12.X.2 Resource Management Issues

Discussion of additional relevant issues is found in the following Parts of the District Plan:

(i)	Natural Environment	Part 4.1
(ii)	Landscape and Visual Amenity	Part 4.2
(iii)	Takata Whenua	Part 4.3
(iv)	Waste Management	Part 4.7
(v)	Natural Hazards	Part 4.8
(vi)	Earthworks	Part 4.10

i. Development in an integrated manner of a strategically located area of land.

Integrated mixed use of the land is the primary aim of the zone. To ensure this aim is met an Outline Development Plan will guide future development. Development of the zone will provide a mixed range of activities in an integrated and coherent way.

ii. Provision of Essential Services

The provision of adequate sewage and stormwater disposal and water supply is important to ensure the protection of residential amenity and environmental quality.

iii. Traffic Management

Effective traffic management is important to the sustainability of the Frankton area. Any development within this zone needs to recognise this by ensuring activities connect appropriately to the adjoining State Highway.

iv. Protection and enhancement of the amenity value of living environments.

People's perceptions of wellbeing are enhanced by a coherent and pleasant living environment. The main components of this amenity are layout of development generally within the zone, scale, density and design of development; relationship with the landscape and provision of open space. Within this Zone the topography can be utilised to effectively and efficiently relate the built development to

the surrounding landscape with increased building height against the slope of the hill being appropriate.

12.X.3 Objectives and Policies

In addition to Part 4 District Wide Objectives and Policies the following objectives and policies apply to the zone:

Objective 1 – Range of Activities

A range of activities that achieves a comprehensive and sustainable pattern of development.

Policies:

- 1.1 To provide for development that:
- enables an appropriate mix of activities;
 - is easy and safe for pedestrians and vehicles to navigate;
 - creates a sense of arrival and place;
 - ensure activities are located and designed so that they can function without causing adverse reverse sensitivity issues;
 - enables a mix of predominantly showroom/retail/commercial activities along the State Highway 6 boundary; and
 - considers underground parking as a possible efficient design solution.

Objective 2 – Amenity Values:

A high density mixed use zone which provides for and maintains the amenity values of residents and visitors.

Policies:

- 2.1 To ensure a high quality development in accordance with good urban design principles.

- 2.2 To ensure landscaped and open space areas are provided in scale and proportion to the size of surrounding buildings, parking areas and circulation spaces.

- 2.3 To provide landscaping along the State Highway corridor which relates to the built form in terms of location and scale and is effective in maintaining an attractive streetscape.

- 2.4 To encourage development forms which provide for increased residential density in a manner which achieves good quality living environments.

- 2.5 To encourage development forms and design in accordance with topography and which recognise that an increased height of buildings is appropriate back from the State Highway against the hill.

- 2.6 To encourage variations in building design, height, colours and materials in order to create interesting streetscapes and variety in form, scale and height of buildings.

- 2.7 To achieve generous floor to ceiling heights in order to create good quality internal spaces.

- 2.8 To require sound insulation and mechanical ventilation for critical listening environments within any buildings containing activity sensitive to aircraft noise within the Queenstown Airport Outer Control Boundary.

Objective 3 - Integration

Integrated management of the effects of a mix of activities.

Policies:

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- 3.1 To require development to be undertaken in a manner that manages potential reverse sensitivity and other adverse effects.
- 3.2 To provide for a site layout and configuration of buildings and activities that is safe, legible and convenient for vehicle and pedestrian traffic.
- 3.3 To enable high density residential development as an integral component of a mix of residential and commercial activities.
- 3.4 To preclude large format retail activities and service stations.

Objective 4 – Infrastructure

Infrastructure that is complementary to and connects to the existing networks.

- 4.1 To provide a safe and efficient connection to State Highway 6 from Hansen Road.
- 4.2 To ensure that development does not result in reverse sensitivity noise effects that could adversely affect the operational capability of Queenstown Airport and adjoining State Highway network.
- 4.3 To provide adequate sewage and stormwater disposal and water supply.

Implementation Methods

The objectives and associated policies will be implemented through a number of methods, including:

- (a) Requirement for an Outline Development Plan to ensure a coordinated approach to development;
- (b) Bulk and location controls to enhance the amenity of adjoining sites and streets;

- (c) Provisions regarding site configuration, building design, provision of open space and landscaping;
- (d) Acoustic insulation and mechanical ventilation standards.

Explanation and Principal Reasons for Adoption

The aim of the zone is to sustainably manage the land by providing a mixed use activity centre. Mixed use activities are appropriate on the site for a number of resource management reasons including:

- The location adjoining SH6.
- The topography/geology of the site.
- Ability for ease of infrastructure servicing.
- The site is well located in respect of a number of existing and proposed activities including church, office, retail, recreational, educational.
- The surrounding existing and proposed landuses creates the opportunity for multi-purpose trips.
- Proximity to surrounding transport facilities.

12.X.4 Environmental Results Anticipated

Implementation of the policies and methods for management relating to the Frankton Mixed Use Zone will result in:

- (a) Land development managed so the potential adverse effects of development are avoided, remedied or mitigated.
- (b) A development pattern that creates a positive frontage to the State Highway and adjoining sites.
- (c) Protection of the setting of the adjoining Frankton Cemetery.

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- (d) A high level of amenity within the zone.
- (e) Land development managed in a way which relates well to the surrounding area and assisted by open space areas, landscaping and design controls for any buildings.
- (f) Development of a mix of residential and non-residential activities of a smaller scale to meet the needs of community and visitors.
- (g) The facilitation of lower cost housing and workers accommodation.
- (h) Large format retail activities are precluded to avoid adverse visual and traffic effects.

12.X Frankton Mixed Use Zone Rules

12.X.1 Zone Purpose

To use an Outline Development Plan process to enable mixed use development of residential, visitor accommodation and smaller scale non-residential activities.

12.X.2 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. If the provisions of the District Wide Rules are not met then consent will be required in respect of that matter:

- (i) Heritage Protection
- (ii) Transport
- (iii) Subdivision, Development and Financial Contributions and Hazardous Substances
- (iv) Utilities
- (v) Signs
- (vi) Relocated Buildings and Temporary Activities
- (vii) - Refer Part 13
- Refer Part 14
- Refer Part 15
- Refer Part 16
- Refer Part 17
- Refer Part 18
- Refer Part 19

12.X.3 Activities

12.X.3.1 Permitted Activities

Any Activity which complies with all the relevant Site and Zone Standards and is not listed as a **Controlled, Discretionary, Non-Complying or Prohibited** Activity, shall be a **Permitted Activity**.

12.X.3.2 Controlled Activities

The following shall be **Controlled Activities** provided that they are not listed as a **Prohibited, Non-Complying or Discretionary Activity** and they comply with all the relevant **Site and Zone** Standards. The matters in respect of which the Council has reserved control are listed with each **Controlled Activity**.

i. Buildings, including alterations and additions of any buildings in respect of:

- (a) External appearance
- (b) Provision and location of car parking and loading
- (c) Landscaping
- (d) Earthworks
- (e) Vehicle Access
- (f) Street scene including landscaping
- (e) Geotechnical conditions

ii. Residential Activities, Visitor Accommodation, Commercial Recreational Activities, Commercial Activities, Education and Health/Day Care facilities in respect of:

- (a) Compatibility with surrounding land uses within the zone, character and amenity
- (b) Noise, vibration, lighting and loss of privacy
- (c) Traffic generation and parking
- (d) Safety
- (e) Hours of operation of non-residential activities

iii. Premises Licenced for the Sale of Liquor

Premises licenced for the sale of liquor in respect of the scale of activity, car parking, retention of amenity, noise and hours of operation.

iv. Earthworks

Earthworks within the zone which exceed within a 12 month period:

- (a) 100m³ in volume and/or;
- (b) an average cut of 0.5m or greater and/or;
- (c) 200m² of exposed topsoil.

(k) Proposed subdivision layout

(l) Measures to address any adverse effects resulting from any contaminated sites

(m) Size and location of signage areas visible from State Highway 6.

The Outline Development Plan must cover the entire zone.

12.X.3.3 Restricted Discretionary Activities

The following shall be **Restricted Discretionary Activities** provided that they are not listed as a **Prohibited, Non-Complying or Discretionary Activity** and they comply with all the relevant **Site** and **Zone Standards**. The matters in respect of which the Council has limited its discretion are listed with each **Restricted Discretionary Activity**.

i. Outline Development Plan

The Outline Development Plan lodged with the Council for approval as required by Rule 12.X.5.2 (i). The Council's discretion is limited to the following:

- (a) Internal roading pattern and parking layout
- (b) Provision of pedestrian connections within the zone and linkages to surrounding pedestrian networks
- (c) Configuration of activities on the zone
- (d) Building layout and general configuration, bulk and location
- (e) Mitigation measures for potential adverse effects of buildings on the boundaries
- (f) An appropriate building bulk and location in relation to State Highway 6
- (g) Proposed landscaping and provision of open space/amenity spaces
- (h) Compatibility with surrounding land use, character and amenity
- (i) Infrastructure and servicing (including loading)
- (j) Traffic generation and vehicle access

12.X.3.4 Discretionary Activities

The following shall be **Discretionary Activities** provided they are not listed as **Non-Complying Activities or Prohibited Activities** and they comply with all the relevant **Zone Standards**.

i. Development not in conformity with an approved Outline Development Plan shall be a **Discretionary Activity** in respect of the matters listed in Rule 12.X.3.3.

ii. Any Activity which is not listed as a **Non-Complying Activity or Prohibited Activity** and which complies with all the Zone Standards but does not comply with one or more of the Site Standards shall be a **Discretionary Activity** with the exercise of the Council's discretion being confined to the matter(s) specified in the standard(s) not complied with.

12.X.3.5 Non Complying Activities

The following shall be **Non-Complying Activities**, provided that they are not listed as a **Prohibited Activity**:

- i. Industrial Activities
- ii. Forestry Activities.
- iii. Take off or landing of aircraft other than for emergency landings, rescues or fire fighting purposes.

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- iv. Service stations
- i. All applications for **Controlled** Activities.
- v. Any activity which does not comply with one or more of the relevant Zone standards.
- ii. Application for **Restricted Discretionary** Activity consent for an Outline Development Plan under Rule 12.X.3.3.i.

12.X.3.6 Prohibited Activities

The following shall be **Prohibited Activities**:

- i. Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing, or any activity requiring an Offensive Trade License under the Health Act 1956.
- ii. Planting the following trees:
 - Pinus radiata
 - Pinus muricata
 - Pinus contorta
 - Pinus ponderosa
 - Pinus sylvstris
 - Pinus nigra
 - Douglas Fir
 - All Eucalyptus varieties
- iii. Factory Farming
- iv. Mining Activities

12.X.5 Standards

12.X.5.1 Site Standards

- i. **Setbacks from Boundaries**
 - (a) The minimum setback from Hansen Road for any building or structure (excluding signage) shall be 3 metres.
 - (b) The minimum setback from the State Highway for any building or structure (excluding signage) shall be 5 metres.
 - (c) The minimum setback from the boundary of the cemetery located on the western boundary of the zone shall be 4 metres.
 - (d) The minimum setback from the boundary of the Rural General zone located on the northern boundary of the zone shall be 5 metres.

- (e) Eaves, porches, balconies, bay or box windows, steps, chimneys and similar parts of buildings may be located within the minimum building setback as follows:

- (i) eaves by up to 0.6m; and
- (ii) balconies and bay or box windows of less than 3m in length may project into the setback by up to 0.6m; and
- (iii) porches and steps by up to 0.6m and
- (iv) chimneys by up to 0.6m.

12.X.4 Non-Notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance with non-notification provisions of the Act, unless the Council considers special circumstances exist in relation to any such application:

- (f) No excavation shall occur within 2 metres from the boundary of the cemetery located on the western boundary of the zone or the boundary of the rural general zone on the northern boundary.

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- ii. **Outdoor Living Space**
- The minimum provision of outdoor living space for each residential unit and each residential flat contained within the net area of the site within the Frankton Flats Mixed Use zone shall be:
- 8m² with a minimum dimension of 2m; and
 - Readily accessible from a living area; and
 - Shall not be occupied by any building, accessway or parking space.
- iii. **Building Height**
- The maximum height of any building shall be:
- (a) Two storeys above ground level contained within 9 metres for those buildings and structures located within 45 metres of the State Highway boundary or within 30 metres of the cemetery boundary or within the separate area of land bounded by Hansen Road, as shown on Figure 1.
 - (b) Three storeys above ground level contained within 14 metres for those buildings and structures located in the northern part of the zone towards the base of the hill, as shown in Figure 1.

For the purpose of this rule a storey is deemed to include part of a storey.

iii. **Wall Height**

No wall greater than 1.2m height shall be located within the 5 metre setback from the State Highway boundary.

12.X.5.2 Zone Standards

i. **Outline Development Plan**

An Outline Development Plan detailing all proposed development and subdivision within the zone, including proposed activities shall be lodged with and approved by the Council under Rule 12.X.3.3 (i) prior to any subdivision or development taking place within the zone. The Outline Development Plan must cover the entire zone.

ii. **Building Coverage**

The maximum building coverage within the zone shall be 50%.

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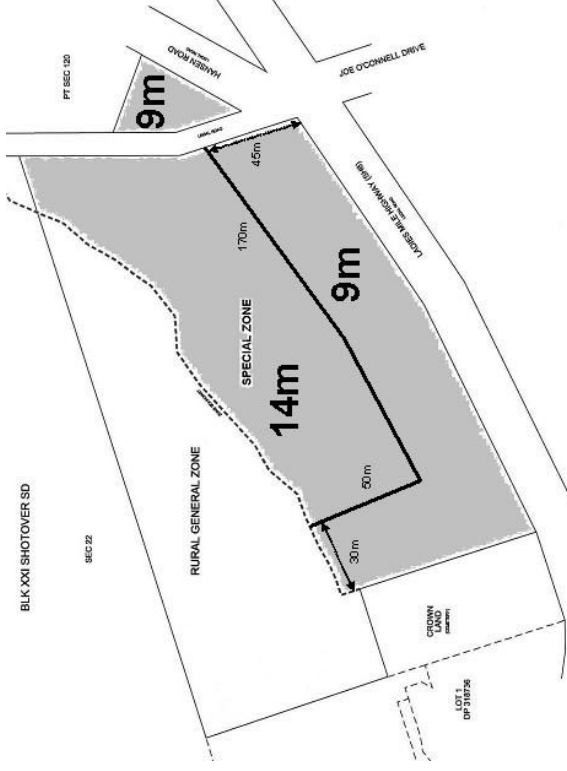


Figure 1

(c) All manufacturing, altering, repairing, dismantling or processing of any material, goods or articles shall be carried out within a building.

Noise

(a) Sound from non-residential activities measured in accordance with NZS 6801:2008 and assessed in accordance with 6802:2008 shall not exceed the following noise limits at any point within this zone:

- (i) daytime (0700 to 2200 hrs) 55dB LAeg(15 min)
- (ii) night-time (2200 to 0700 hrs) 45dB LAeg (15 min)
- (iii) night-time (2200 to 0700 hrs) 70dB LAFmax

(b) Sound from non-residential activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.

(c) The noise limits in (a) and (b) shall not apply to construction sound which shall be assessed in accordance with NZS 6803:1998.

iv. Residential Activities

No residential activity (except for car parking and storage) shall be located on the ground floor level of any building.

v. Nature and Scale of Non-Residential Activities

- (a) The maximum net floor area of any individual commercial activity within the zone shall be 750m².
- (b) No goods, material or equipment shall be stored outside a building, except for vehicles associated with the activity parked overnight.

Glare

- a. All fixed exterior lighting shall be directed away from the adjacent sites and roads with no upward light spill; and
- b. No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site

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measured at any point inside the boundary of the other site.

viii. Access

There shall be no vehicle access from the zone directly on to State Highway 6.

ix. Keeping of Animals

There shall be no keeping of animals on site except for animals on display for sale or in the care of a registered veterinarian for medical or surgical purposes, or household pets kept in association with a residential activity.

x. Mechanical Ventilation

Any buildings containing an activity sensitive to aircraft noise shall be designed to achieve an internal design sound level of 40 dB Ldn based on the 2037 noise contours, at the same time as meeting the ventilation requirements in Table 1 below.

- (i) Compliance can either be demonstrated by submitting a certificate to the Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the internal design sound level;
- (ii) OR by installation of mechanical ventilation to achieve the requirements of Table 1 below:

Table 1:

Room Type	Outdoor Air Ventilation Rate (Air Changes per Hour, ac/hr)	
	Low Setting	High Setting
Bedrooms	1-2 ac/hr	Min. 5 ac/hr
Other Critical Listening Environments	1-2 ac/hr	Min. 15 ac/hr
<p>Noise from ventilation systems shall not exceed 35 dB $L_{Aeq,T (min)}$, on High Setting and 30 dB $L_{Aeq,T (min)}$, on Low Setting. Noise levels shall be measured at a distance of 1 m to 2 m from any diffuser.</p> <p>Each system must be able to be individually switched on and off and when on, be controlled across the range of ventilation rates by the occupant with a minimum of 3 stages.</p> <p>Each system providing the low setting flow rates is to be provided with a heating system which, at any time required by the occupant, is able to provide the incoming air with an 18 °C heat rise when the airflow is set to the low setting. Each heating system is to have a minimum of 3 equal heating stages.</p> <p>If air conditioning is provided to any space then the high setting ventilation requirement for that space is not required.</p>		

xi. Insulation

Any building or part of a building, or any alteration or addition to a building or part of a building, to be used for residential activities, education, or day care facilities activities shall be acoustically insulated from aircraft noise so as to achieve an indoor design sound level of 40 dBA Ldn, except for non-critical listening environments where no special sound insulation is required. This control shall be met in either of the following two ways:

EITHER:

By providing a certificate from a recognised acoustic engineer stating that the proposed construction will achieve the internal design noise level.

OR:

The building shall be constructed and finished in accordance with the provisions of Table 2 below:

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Note: The specified constructions in this table are the minimum required to meet the acoustic standards. Alternatives with greater mass or larger thicknesses of insulation will be acceptable. Any additional construction requirements to meet other applicable standards not covered by this rule (eg fire, Building Code etc) would also need to be implemented.

Table 2: Sound Insulation Requirements – Acceptable Constructions.

<u>Building Element</u>	<u>Minimum Construction</u>
<u>External Walls</u>	<u>Exterior Lining:</u> <u>Brick or concrete block or concrete, or 20mm timber or 6mm fibre cement</u>
	<u>Insulation:</u> <u>Not required for acoustical purposes</u>
	<u>Frame:</u> <u>One layer of 9mm gypsum or plasterboard (or an equivalent combination of exterior and interior wall mass)</u>
<u>Windows/Glazed Doors</u>	<u>4mm glazing with effective compression seals or for double glazing 6mm-6mm airgap-6mm</u>
	<u>Cladding:</u> <u>0.5mm profiled steel or masonry tiles or 6mm corrugated fibre cement</u>
<u>Pitched Roof</u>	<u>Insulation:</u> <u>100mm thermal insulation blanket/batts</u>
	<u>Ceiling:</u> <u>1 layer 9mm gypsum or plaster board</u>
	<u>Cladding:</u> <u>0.5mm profiled steel or 6mm fibre cement</u>
<u>Skillion Roof</u>	<u>Sarking:</u> <u>None Required</u>
	<u>Insulation:</u> <u>100mm thermal insulation blanket/batts</u>
	<u>Ceiling:</u> <u>1 layer 9mm gypsum or plasterboard</u>
<u>External Door</u>	<u>Solid core door (min 24kg/m²) with weather seals</u>

12.X.6 Assessment Matters

12.X.6.1 General

- (i) The following Assessment Matters are methods included in the District Plan, in order to enable the Council to implement the Plan's policies and fulfil its functions and duties under the Act.
- (ii) In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall apply the relevant Assessment Matters set out in Clause 12.X.6.2 below.
- (iii) In the case of *Controlled and Discretionary Activities*, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s) only, the assessment matters taken into account shall only be those relevant to that/these standard(s).
- (iv) In the case of *Controlled Activities*, the assessment matters shall only apply in respect to conditions that may be imposed on a consent.
- (v) Where an activity is a *Discretionary Activity* because it does not comply with one or more relevant Site Standards, but is also specified as a *Controlled Activity* in respect of other matter(s), the Council shall also apply the relevant assessment matters for the *Controlled Activity* when considering the imposition of conditions on any consent to the discretionary activity.

12.X.6.2 Assessment Matters

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but shall not be limited by, the following assessment matters:

i. Controlled Activity – Buildings

- (a) The extent to which buildings are oriented and designed to create a positive interface with internal streets. Large areas of glazing are encouraged to create a visual relationship between activities within buildings and the street environment.
- (b) The extent to which the collection of building profiles creates a varied and interesting roofscape.
- (c) Whether plant and ancillary equipment for heating and cooling buildings are screened from view and/or are incorporated within the roof design.
- (d) The extent to which buildings are well articulated to create a visually interesting environment. The following is a range of methods that may be employed to articulate building facades:
 - Physical stepping of building footprints;
 - Variation of external materials and colours, whilst maintaining a level of consistency;
 - Inclusion of upper level balconies;
 - Recession of upper levels of buildings;
 - Inclusion of a variety of architectural fenestrations and associated detailing.
- (e) The extent to which building design will ensure a varied, interesting and positive interface with the State Highway (should demonstrate visual richness through physical

stepping, variation of materials and colours, architectural details to achieve articulation, varied roof forms, visual relationship between buildings and street maintained by using large areas of glazing.

- (f) The extent to which ground floor facades establish a strong relationship with adjacent pedestrian accessways, pathways and amenity spaces.
- (g) The extent to which building forms create a sensitive interface with the cemetery to the west and avoid where possible outdoor living spaces with direct views of the cemetery to allow mourners and visitors privacy.
- (h) The extent to which exterior materials and colours assist to create variety and interest.
- (i) The extent to which clearly defined dedicated and well lit accessways from ground level are provided to upper level residential units.
- (j) The extent to which good on-site amenity is achieved by:
 - providing good access to sunlight and outlook to the surrounding landscape;
 - ensuring outdoor living spaces are directly accessed from indoor living spaces;
 - ensuring all living spaces and bedrooms have access to daylight.
- (k) The extent to which adequate provision and appropriate location is made for rubbish storage, rubbish removal and loading.
- (l) The extent to which testing is required to determine hazards, geological or soil conditions prior to development.

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- ii. **Controlled Activity - Residential Activities, Visitor Accommodation, Commercial Recreational Activities, Commercial Activities, Education and Health/Day Care facilities**
- (a) Whether the character, scale and intensity of the proposed activity is compatible with surrounding activities.
 - (b) Whether adequate parking is provided.
 - (c) Whether there is opportunity to further mitigate any adverse effects.
- iii. **Controlled Activity - Premises Licensed for the Sale of Liquor**
- (a) Compatibility with amenity values of the surrounding environment considering:
 - (i) Hours of operation;
 - (ii) Potential reverse sensitivity particularly with regard to residential activities;
 - (iii) Noise mitigation measures proposed;
 - (iv) Location and design of any outdoor areas.
- iv. **Controlled Activity - Earthworks**
- (a) To what extent proposed sediment/erosion/dust control techniques are adequate to protect the surrounding sites and occupants.
 - (b) The extent to which the earthworks will adversely affect stormwater and overland flows, and create adverse effects on and off-site.
 - (c) The extent to which earthworks will be completed within a short period, reducing the duration of any adverse effects.
- (d) The extent to which any groundwater is likely to be affected, and any mitigation measures are proposed to deal with any effects.
- NB: Any activity affecting groundwater may require resource consent from the Otago Regional Council.
- (e) The proposed rehabilitation of the site.
- (f) The extent to which the earthworks will adversely affect the stability of neighbouring sites.
- (g) The extent to which cut, fill and retaining are done in accordance with engineering standards.
- (h) The extent to which the removal of soil to or from the site is facilitated in the most efficient way possible.
- (i) The extent to which measures are put in place to address an event where Waahi Tapu, Waahi Taoka or other artefact materials are discovered and for notification to tangata whenua if this occurs.
- (j) Any measures put in place for the protection of heritage items.
- Restricted Discretionary Activity – Outline Development Plan and Discretionary Activity – Subdivision or Development not in Conformity with an approved Outline Development Plan**
- (a) The effect of setbacks on adjoining properties in terms of dominance of buildings, loss of privacy, access to sunlight and daylight and access to views.
 - (b) The ability to provide adequate opportunities for open space and landscaping around buildings. Such spaces

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- shall be easily accessed and well connected to the surrounding activities.
- (c) Pedestrian safety and permeability within the site, including provision for a pedestrian connection to the adjoining Terrace Junction development to the east.
- (d) The extent to which imaginative, efficient and comprehensive design solutions are applied to encourage a layout that will establish an individual site specific response.
- (e) The extent to which 'green engineering' solutions can be applied.
- (f) The extent to which the development design minimises potential pedestrian and traffic conflicts.
- (g) The extent to which implementation of the Outline Development Plan will achieve an integrated character and/or design theme for the area.
- (h) The extent to which buildings are configured and orientated in a manner that creates a positive interface (frontage) with the State Highway and internal and external adjoining streets and accessways.
- (i) The location and associated landscaping of surface parking so that it does not dominate views from the State Highway.
- (j) The extent to which servicing can be undertaken in a manner that is efficient and screened from public view.
- (k) With respect to landscaping (removal of existing trees as well as new planting) within the 4 metre setback adjoining the historic stone wall on the boundary of the Frankton Cemetery, the extent to which:
- removal of existing trees will damage the stone wall;
 - new landscaping will maintain the integrity and will not compromise the views of the historic stone wall;
 - privacy of mourners and visitors to the cemetery is not compromised.
- (l) With respect to landscaping within the 5 metre setback from the boundary adjoining State Highway 6, the extent to which:
- the landscaping will enhance the entrance to Queenstown;
 - the landscaping will complement built development on the site;
 - the issue of ongoing maintenance has been addressed.
- (m) The extent to which on-site planting including specimen trees is co-ordinated and makes a positive contribution to the amenity of the site. Specimen trees should be used to assist the legibility of the site by defining pedestrian and traffic circulation spaces and should be used to break expanses of surface parking.
- (n) The extent to which the proposed mix and location of activities takes into account and appropriately mitigates, potential adverse effects of immediate neighbours on each other.
- (o) Whether any contaminated sites exist that would be a risk to human health or the environment and, if so, whether measures have been taken to address these.

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alternative space within buildings with access to sunlight and fresh air.

(d) The extent to which provision is made elsewhere within the zone for communal open space amenity areas. Such spaces should be easily accessed and well connected to surrounding activities, have good sunlight access and protection from prevailing winds.

(e) The extent to which a consistent and comprehensive palette of materials is used for paving and street/open space furniture (including seating, lighting and rubbish bins). Selection of these elements should be considered in association with building design.

viii. Site Standard – Wall Height

(a) Whether the height of the wall is likely to create adverse effects in terms of shading.

(b) Whether the height of the wall is appropriate considering the scale and design of the surrounding built form and landscaping.

(c) Any adverse visual effects from the State Highway.

(p) The extent to which adequate provision is made for rubbish storage, rubbish removal and loading.

(q) The appropriateness of signage areas visible from State Highway 6 in terms of effectively conveying information to passing motorists without undue adverse effects on traffic safety or amenity values.

vi. Site Standard - Setback from Boundaries

(a) The ability to mitigate adverse effects of the proposal on adjoining sites.

(b) The ability to avoid damage to the Arrow Irrigation water race and the ability to access the Arrow Irrigation water race for maintenance and repair.

(c) Any adverse effects in terms of land stability.

(d) Any adverse effects in terms of proximity to the cemetery, including the stone walls on the cemetery boundaries.

vii. Site Standard – Outdoor Living Space

(a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of residents to provide for the outdoor living needs of likely future residents of the site.

(b) Any alternative provision on, or in close proximity to, the site for outdoor living space to meet the needs of likely future residents.

(c) The extent to which the reduction in outdoor living space or the lack of access to sunlight is compensated for by

Transport Provisions – Part 14

Add the following to Site Standard 14.2.4.1 Table 1

Car Parking Requirements – Frankton Mixed Use Zone

Activity	Parking spaces required for: residents / visitors	Staff
Residential units: Frankton Mixed Use Zone	1.25 per unit	0.25 per unit
Visitor accommodation – unit type construction: Frankton Mixed Use Zone	1.25 per unit	0.25 per unit
All other activities: Frankton Mixed Use Zone	Refer table 1	

Subdivision Provisions – Part 15

Add a new policy under Objective 5 – Amenity Protection

Policies:

5.8 To ensure subdivision within the Frankton Mixed Use Zone implements the objectives and policies for the Frankton Mixed Use Zone in Part 12.X.

Add the following to Zone Standard 15.2.6.3(i)(a) Lot Sizes

Zone	Minimum Lot Area
Frankton Mixed Use Zone	No minimum – Controlled Activity

Add the following to Rule 15.2.7.2 by adding new rule (i) as follows:

15.2.7.2 Site Subdivision Standards – Subdivision Design

- (i) In the Frankton Mixed Use Zone, subdivision not in conformity with an approved Outline Development Plan in respect of the matters relevant to subdivision listed in Rule 12.X.3.3.i. and the related assessment matters in Rule 12.X.6.2 (v).

Hazardous Substances Provisions – Part 16

Add the following to TABLE 1: QUANTITY LIMITS FOR HAZARDOUS SUBSTANCES IDENTIFIED IN SCHEDULE 1

BUSINESS, TOWN CENTRE, CORNER SHOPPING CENTRE, AIRPORT MIXED USE AND INDUSTRIAL ZONES, ACTIVITY AREA 5 OF THE REMARKABLES PARK ZONE, AND FRANKTON MIXED USE ZONE

Signs Provisions – Part 18

Add the following to 18.2.2 Controlled Activities

- (b) All signs within the Frankton Mixed Use Zone, with the exercise of Council's control limited to:
- Colour;
 - Illumination, including brightness;
 - Design; and
 - Consistency with approved Outline Development Plan and any relevant Council approved Bylaws and design guidelines.

Add the following to 18.3.2 Assessment Matters

- ii Controlled Activity – Signs within the Frankton Mixed Use Zone

Conditions may be imposed to ensure

- (a) The colour of the sign is sympathetic to the surrounding built environment;
- (b) The design of the sign, including lighting, is consistent with and sympathetic to the surrounding built environment and approved Outline Development Plan.
- (c) The design of the sign is consistent with any relevant Council approved development.
- (d) The design of the sign is consistent with public sign policy and controls throughout the District.
- (e) The illumination (including brightness) is appropriate if visible from State Highway 6.