

ANNEXURE D

**PC34 – REQUESTED CHANGES TO PARTS 12.10 AND 12.11
OF THE QLDC OPERATIVE DISTRICT PLAN**

12.10 Remarkables Park Zone

12.10.1 Resources, Activities and Values

The Remarkables Park Area comprises approximately 150 hectares of perimeter urban land in the vicinity of Frankton and occupies a strategic position adjacent to the Kawarau River near the head of the Frankton Arm of Lake Wakatipu. The zone is 1.5 kilometres from the intersection of State Highways 6 and 6A and 8 kilometres from central Queenstown.

The land was formerly zoned partly rural and partly residential. Development of the area for residential purposes began in 1992 following confirmation of Plan Change 87 providing for a traditional residential zoning with accompanying roading, utility services and landscaping for a limited area of the land.

At the same time, and with the increasing pressure on the District to accommodate a broad range of further urban development, a review of the resource management options for the land was undertaken. The proposals in this section integrate the various resource management considerations which have been identified. These considerations are Regional, District and local in nature and combine to create an outstanding opportunity for the sustainable management of the District's natural and physical resources. Development in the area is proposed in a manner which brings together the needs of the District and the local community within an environment which incorporates the existing settlement at Frankton as well as the infrastructure to provide for commercial and increased recreational facilities on the Frankton flats. Most significantly, the resources and activities have been developed having regard to the present and expected future infrastructure of Queenstown Airport.

Development of the Remarkables Park Zone acknowledges the outstanding physical resources and landscape value of the land. Within the objectives of determining an optimum strategy for integrated and sustainable resource management, every consideration has been given to developing the area in a way that maximises the key natural and physical resources and amenity values of its location. These include:

- views of The Remarkables mountains to the south-east.
- views of Coronet Peak to the north.
- views of all other local hills and mountains.
- clear terrain to the north providing for long winter sunshine hours.
- views of, access to and general proximity to the Kawarau River and Shotover River.
- two major natural terraces across the site providing elevated views of the river and views across the river to the foothills of The Remarkables and to the southern arm of Lake Wakatipu.
- a peninsula land-form leading from the major lower terrace across gently-falling land to a beach directly adjacent to the Kawarau River.
- extensive direct riverside access along the eastern and southern boundaries.
- flat land to the north, encompassing farmland rural land, existing and proposed urban activities, the Frankton Corner Shopping Centre, nine-hole golf course, the Queenstown Events Centre, and the airport and the Glenda Drive / Shotover Park industrial and business area.
- residential subdivision to the west.
- Lake Wakatipu to the west.

The combined effects of these elements is such that the area provides Queenstown with a site which is well suited to higher density development comprising a mix of urban activities including residential, visitor accommodation, recreational, community, educational, commercial and retail activities.

12.10.2 Issues

- **Development of the land in a way which provides for the District's economic and social needs while protecting the important natural and physical resources of the Frankton area and the wider community.**

The principal resource management issue relates to the development of land in a way that protects and enhances the important natural and physical resources of the District, including the airport, while providing for appropriate development in order to meet the social and economic needs of the community.

Given the proximity to the Remarkables Park Zone of the commercial and visitor node at Queenstown, the existing residential development, proposed commercial centre at Remarkables Park and the Queenstown Airport, a pattern of development comprising residential, recreational, commercial and visitor accommodation activities has been developed in a way which will complement existing and proposed land uses and accordingly produce an integrated and coherent built environment with significant economic and social benefits for the District.

The development proposed for the Remarkables Park Zone is appropriate within its environmental context with airport related controls for areas subject to airport effects and will enable the sustainable management of the landscape. The development will incorporate extensive landscaping, open areas, river-bank enhancement, accessways and pathways, high levels of local amenity and offer opportunities for residential choice and visitor accommodation facilities in a comprehensive and integrated way. The major amenities include links to the Frankton Arm pathway at the western end of the zone and the Shotover River to the east.

12.10.3 Objectives and Policies

Objective 1:

Integrated management of the effects of residential, recreation, commercial, community, visitor accommodation, educational and Queenstown Airport activities.

Policies:

- 1 *To require development to be undertaken in an integrated manner which maximises environmental and social benefits.*
- 2 *To provide for an efficient pattern of activities in a manner which is safe and convenient for vehicle and pedestrian traffic.*
- 3 *To achieve higher density residential development.*
- 4 *To ensure that development takes place in a manner complementary to the operational capability of Queenstown Airport.*
- 5 *To establish a buffer between the airport and noise sensitive activities in the Remarkables Park Zone.*
- 6 *To enable the inclusion of commercial activities appropriately integrated into the Remarkables Park Zone.*
- 7 *To enable visitor accommodation to be appropriately integrated into the Remarkables Park Zone.*
- 8 *To ensure that the activity areas of the Remarkables Park Zone collectively enable a town to be established including a variety of commercial, retail, community, education, recreation, residential and visitor accommodation activities and pedestrian and transport connectivity, to serve the local, district and regional populations.*

Implementation Methods

Objective 1 and associated policies will be implemented through a number of methods including:

i. District Plan

- (a) Inclusion of a specific zone
- (b) Inclusion of a structure plan incorporating Activity Areas
- (c) Notification through Land Information Memorandum of the restrictions on properties between the 58 and 60 dBA Ldn noise contours

- (d) Inclusion of noise control and noise attenuation standards.

Explanation and Principal Reasons for Adoption

In all respects, the Remarkables Park Zone is a riverside development. As such, development of the Remarkables Park Zone strongly recognises and embraces the presence of the Kawarau River. The river is an important component of the local landscape and has the potential to be a significant beneficial aspect of future development. The river and its margins are presently under-utilised in terms of public access and enjoyment. Encouraged by Council's approach to the nature of reserve contributions the development of the Remarkables Park Zone will enhance riverside utilisation beyond the Remarkables Park Zone by the establishment of accessible open space, amenities and physical and functional linkages with this waterbody.

The development in the zone takes into account the contrast between the site topography (predominantly a series of terraces falling to the river) and the immensely powerful off-site background. This background comprises 360° views of dramatic mountain forms dominated by The Remarkables to the east. The scale of these off-site, vertical elements encourages and minimises the effects of a higher density development which incorporates low rise, multi-storey buildings, established in a landscaped park and setting.

A fundamental part of the strategy as applied to the Remarkables Park Zone is to ensure that the District Plan provisions provide a mix of development opportunities encompassing residential, recreational, educational, commercial and visitor accommodation activities. These will all have regard to and be complementary to the landscape qualities and amenity of the locality. To this end, such activities will be subject to appropriate controls to ensure that all development is assessed on an integrated basis and incorporates significant landscaping of a type and scale appropriate to the built and natural environment to which it is related.

Activity Buffer Area 8 Strategy

A northern perimeter area comprises Area 8 and has been created to function as a buffer zone enabling activities compatible with both the airport and other Remarkables Park Zone Activity Areas, and providing good separation between them.

Objective 2: Development Form

Urban development in a form which protects and enhances the surrounding landscape and natural resources.

Policies:

- 1 *To require development to be undertaken in accordance with a Structure Plan.*
- 2 *To control the density of residential development.*
- 3 *To enable the establishment of open space and recreation activities in any of Activity Areas 2a, 2c, 3, 4, 6, 7 and 8.*
- 4 *To provide for a number of identified Activity Areas within the Structure Plan as follows:*

Activity Area 1

- *To continue the development of low density residential activities in Activity Area 1.*

Activity Area 2

- *To develop and enhance the Riverside Public Recreation Activity Area at the location and to the extent shown on the Structure Plan and in a comprehensive and integrated manner.*
- *To continue, in general terms, the reserve provisions already in force in relation to land in the southern portion of the Remarkables Park Zone, being Activity Areas 2a, 2b and 2c.*

Activity Areas 3, 4, 5, 6, 7 and 8

- *To require landscaping as part of any development.*
- *To require the provision of open space as part of any development.*
- *To control the bulk and location of buildings.*

- To provide for certain community activities and educational facilities in Activity Areas 4,5 and 6.

Activity Area 8

- To enable the establishment of activities of a rural/recreational nature, infrastructural utilities and parking, which are not sensitive to nearby airport operations.

Implementation Methods

Objective 2 and associated policies will be implemented through a number of methods including the following:

i. District Plan

- As for Objective 1

Explanation and Principal Reasons for Adoption

Plan Change 87 to the Transitional District Plan zoned the western part of the Zone for residential housing purposes. This was achieved by way of an Order of the Planning Tribunal, which was consented to by all parties including the Council and Queenstown Airport Corporation.

It is proposed to develop a community neighbourhood rich in those images which can combine to create a sense of community identity. There will be a balance of permanent residents, second home owners and visitors housed in a mix of building styles set in a park like surrounding. All residential buildings will be designed and located to secure the widest enjoyment of the views and access to the water.

Priority in the development will be given to open spaces which help create community identity. Pathways frequently separated from roading will provide pedestrian connections throughout the development and together with a network of neighbourhood streets of varying types will encourage pedestrian activity and act to slow motor vehicles.

Accessibility within the development and the other parts of Frankton and the locality will be secured in a number of ways. The river's edge may be

developed for public access. In addition, the possible future introduction of a public transport system, such as water ferries and taxis, linking the Remarkables Park Zone with Frankton Arm and the Queenstown CBD, is anticipated.

Principal avenues may be designed and created to form key connections to the riverside peninsula and its various riverside facilities and to the proposed commercial centre and to provide special view lines from the main entrance to the Remarkables Park Zone area.

The building design within the area will capture and emphasise the views of the mountains in the background. Distinctive architecture suited to the environment will be fostered and encouraged.

The Remarkables Park Zone is made up of a number of elements which are illustrated on the Structure Plan, Figure 1 and are identified as discrete Activity Areas as follows:

Activity Area 1 - Traditional Residential Development

Approximately 9 hectares of land on the western side of the block-zone and adjoining the existing Riverside Road development will continue to be developed for traditional residential development. Section sizes will range from 600m² to 1100m² and will accommodate predominantly single family residential units. This pattern of development will integrate the existing level and pattern of settlement with the further range of development proposed for the Remarkables Park Zone.

Activity Area 2 - Riverside Public Recreation

Activity area 2a on the river peninsula adjoining the Kawarau River, to the south covers land owned by the Council and is proposed to be developed for predominantly public open space. This element of the southern Riverside Public Recreation area is the proposed River Access Area. This area would will be a public place carefully located on the river's edge in order to take advantage of the opportunities of such a location for river access. It may provide a terminus for water transport between the Frankton locality, Queenstown and other parts of the District as well as focus for limited commercial uses, eg restaurants, ticketing facilities.

Activity Area 2b is a formed access strip joining two public streets. Area 2c is partly vested as a local purpose reserve and partly privately owned.

Activity Area 3 - Riverside Peninsula

~~This~~ riverside ~~development apartment~~ area situated on the river peninsula and adjoining the Riverside Public Recreation Area will enable development for commercial and retail activities, offices, condominiums, visitor facilities and visitor accommodation, church, plaza, restaurants, and cafes, educational, recreational, and riverside facilities (including ferry-based transport). The intention is for the Riverside Peninsula area to develop as a vibrant mixed use precinct that includes pedestrian activities.

Activity Area 4 - Higher Density HousingAccommodation

A significant proportion of this area is proposed to be devoted to higher density housing visitor and residential accommodation, including student and staff accommodation, educational, health and day care facilities. Such housingUnits will maximise views and sun and will be built at relatively high density and will have regard to sunlight access and views.

Activity Area 5 - Commercial/Retail area-Centre

~~Within an area in the northwest part of~~ This mixed use area comprises the established Remarkables Park commercial/retail centre, land is available for future which provides for retail and other commercial activities including office and service activities. Activity Area 5 also provides As the first of the Activity Areas reached when arriving in the Zone by road, a true mixed use approach is found here, including opportunities for education, visitor accommodation, and carefully designed higher density residential activities, and for future expansion of the commercial/retail centre, including for large format retail activities.

Activity Area 6 - North Urban Development Area

The building forms proposed for part of this area will secure a number of resource management outcomes including provision for higher density living and certain community activities utilising building designs which mitigate aircraft noise. This will enable close proximity for a significant number of residents to the Remarkables Park cCommercial/retail centre-area and other activities within the wider Frankton locality. This mixed use activity area also provides for education, health and day care, hospitals, retirement villages, and visitor accommodation.

Activity Area 7 - Visitor Accommodation and Eastern Perimeter High Density Residential

Within an area in the north-eastern portion of the Remarkables Park Zone, a sector is set aside for terrace houses, condominiums and visitor accommodation activities. This site-area offers spectacular views of The Remarkables, Coronet Peak, the Crown Range, and the Shotover and Kawarau Rivers.

The area is split into two terraces; the north-eastern terrace is elevated. Consequently, extra controls over height of buildings are provided for.

Activity Area 8 - Northern Perimeter Area

~~A~~ This is a significant "buffer" area of land adjacent to the Queenstown Airport. formerly partly owned by Queenstown Airport Corporation Limited, this land is suitable for development for rural, recreational, infrastructural and parking facilities not of a noise sensitive nature. Much of it falls in close proximity to the airport and within higher noise control areas. As such residential activities, visitor accommodation and community activities are prohibited in this area within the Outer Control Boundary.

The strategy for development of the Remarkables Park Zone aims to establish a high quality of amenity which will enhance the value of and be maintained by later stages. The interdependence of buildings and streets will be recognised and facilitated with the role of streets to be appropriate to the nature of the activity they serve.

Development within the Remarkables Park Zone will be undertaken on an integrated basis. This means that the development of land and buildings will be planned together rather than separately. Such integrated planning and development of the land will ensure that the unique benefits which the location offers are developed to their best advantage and that a high standard of amenity is achieved.

Objective 3 – Open Space, Conservation and River Access

Protection of areas of important vegetation, and land form in close proximity to the river from development.

Sufficient areas of land to provide for local active and passive recreational needs.

Protection of those features of the natural environment including vegetation, landform and landscape that:

- **contribute significantly to amenity values**
- **assist in preventing land instability and erosion**
- **contribute to ecological diversity and sustainability.**

Improved and generous public access to the Kowarau River.

Policies:

- 1 *To secure reserve contributions in land, cash or works or development of activities on reserves.*
- 2 *To enhance the quality of such areas by the carrying out of attractive landscaping and other works appropriate to the area.*
- 3 *To provide appropriate land for open space and recreational opportunities.*
- 4 *To ensure that reserves of appropriate quality and quantity are provided in convenient locations to meet the needs of the community.*
- 5 *To provide for development to be staged to ensure that areas of open space are set aside and recreation facilities developed as the development of the Remarkables Park Zone proceeds.*
- 6 *To ensure that the potential or actual adverse effects of development on the natural environment are avoided, remedied or mitigated so as to maintain the quality of the environment of the zone and the locality.*
- 7 *To enhance public access to and along the Kowarau River.*
- 8 *To avoid any adverse effects of development on the river environment.*

Implementation Methods

Objective 3 and associated policies will be implemented through a number of methods including:

i. District Plan

- (a) As for Objective 1.
- (b) Staging development to ensure that public recreation facilities are developed.

Explanation and Principal Reasons for Adoption

Reserves already set aside in the Remarkables Park area, together with intended open spaces including the riverside public recreation areas will result in a significant area of land being available as open space.

Open space areas are of great importance in developing a quality built environment. Within the Remarkables Park Zone, there is a significant opportunity to secure appropriate reserve land for public open space and to secure recreational facilities.

While future development of the Remarkables Park Zone will involve some modification to the natural environment, the retention and protection of natural features and places which have significant heritage or landscape value is of primary importance in order to retain and enhance the outstanding environmental qualities of the District.

The Kowarau River and its margins are significant components of the overall landscape within the zone. Much of the amenity of the zone is based on, and takes advantage of, the proximity of the river and the quality of its edges. At present, there are substantial stretches of the riverside which are host to inappropriate vegetation cover, including willows, which affect water flow and cause sediment build-up. The removal of inappropriate species and subsequent restorative planting using suitable species will secure the amenity to be derived from the area. Further, this amenity can be enhanced through appropriate design and location of structures and the creation of public access in order to capitalise on the potential of the site.

The establishment of activities and structures within the river access area must be undertaken in a manner which recognises the high level of ecological amenity within this area. Landscaping in conjunction with structures of appropriate scale can serve to enhance such amenities.

Objective 4 - Site Layout, Orientation, Building Design and Streetscape

A coherent site layout that provides a pleasant, attractive and resource efficient environment

Buildings sited and designed to create and preserve a high standard of environmental amenity reflecting the surrounding streetscape and building design which enhances public views from and to the streets

Policies:

- 1 *To ensure that subdivision design and the location of buildings on the sites is undertaken to maximise views, solar aspect and enhance street frontage and amenity.*
- 2 *To ~~ensure that the~~ provide variety of built form, scale and height within the Remarkables Park Zone ~~built environment reflects the qualities of a mountain village, including pitched roofs and variety in form, scale and height of buildings.~~*
- 3 *~~To enable clusters of buildings and structures to be developed.~~*
- 43 *To encourage the use of colours and materials which are complementary to the ~~local~~ urban environment.*
- 54 *To provide for attractive streetscapes appropriate to the primary street functions adjoining buildings or activities.*
- 65 *To ensure that, when viewed from a public street, the external design of buildings is visually compatible with the surrounding development and with the identified future character of the locality.*

Implementation Methods

Objective 4 and associated policies will be implemented through a number of methods including:

i. District Plan

Provide for subdivision and building, location design and appearance to be a controlled activity.

ii. Other Methods

A-The Remarkables Park Design Review Board shall be used to evaluate proposals for development exceeding the specified height limits (site standard) against the relevant assessment criteria, prior to lodgement of a resource consent application. The structure and protocol of this Review Board will be determined by the Board. Liaison with the Design Review Board is encouraged early in the design process.

The Remarkables Park Design Review Board shall consider any other proposal for a development in the Remarkables Park Zone if requested by the applicant or if otherwise deemed necessary.

The Remarkables Park Design Review Board shall be established by the Council and shall consist of a panel of four independent members, agreed to by the Council and Remarkables Park Limited. Two members are to be appointed by the Council and two members are to be appointed by Remarkables Park Limited. This panel may include the following independent experts: architect; urban designer; resource management planner; landscape architect; developer. The reasonable costs of the Design Review Board shall be met by the applicant.

Explanation and Principal Reasons for Adoption

The layout and size of sites for subdivision and the design and siting of buildings within the subdivision are critical matters in achieving the general objectives for integrated and sustainable development within the zone.

The character, ~~and~~ appearance and landscaping of the streetscape and the siting and design of buildings in relation to these matters has a fundamental role to play in the creation of an interesting urban development.

Objective 5 - Transport Networks

High levels of accessibility, safety and convenience for all persons travelling to, from, or within the zone by a wide range of transport modes while ensuring acceptable levels of amenity

Policies:

- 1 *To provide a network of streets and accessways with physical distinctions where appropriate, between each, based on function, convenience, traffic volumes, vehicle speeds, public safety and amenity.*
- 2 *To encourage use of the river and lake as an alternative transport network, connecting Queenstown, Frankton, and the Remarkables Park Zone.*
- 3 *To provide appropriate and attractive landscaped areas and routes within the Remarkables Park Zone for cycle and pedestrian movement, and an ability to link these with accessways between Frankton and Queenstown.*
- 4 *To provide a safe and convenient pathway system for pedestrians, cyclists and in-line skaters for access to and within the zone and for recreational purposes.*
- 5 *To promote walking and cycling as ways of carrying out daily activities.*

Implementation Methods

Objective 5 and associated policies will be implemented through a number of methods including:

i. District Plan

- (a) Provision for a well designed road, pedestrian and cycleway network.
- (b) Provision for ~~a~~ staging point(s) for water based transport, including public and visitor transport.
- (c) An integrated high density development which is linked to the proposed commercial centre by road, footpaths and cycleways.

Explanation and Principal Reasons for Adoption

The Frankton Road is currently the only transport link between Queenstown and the Frankton ~~f~~Flats. It is already under pressure and this will increase with increased development of Queenstown and throughout the District. The Kawarau River and the lake provide a visually attractive and safe alternative transport link between Queenstown and the Frankton ~~flats~~Flats in a way that will enhance the areas' visitor appeal.

Within the zone, opportunities are provided for an extensive network of walkways and cycleways, both to promote mobility within the area and to important facilities adjoining the site, eg shopping, education.

Objective 6 - Design and Implementation of Infrastructure and Utility Services

Street design for safe and convenient movement of vehicles, cyclists and pedestrians.

Street construction which reinforces the function and amenity of streets.

Public utilities located and designed in a manner which is efficient and unobtrusive to the visual amenities of the area

Policies:

- 1 *To provide a safe and pleasant street environment for residents and other users of adjoining properties.*

- 2 To minimise the carriageway's visual impact on residents while accommodating public utility services and drainage systems.
- 3 To minimise street construction and maintenance costs, without compromising other objectives.
- 4 To provide street geometry which is consistent with the needs of the streets functions and which emphasises residential and pedestrian amenity.
- 5 To provide street pavements and edges that reinforce the function and amenity of streets, and in particular to use pavement materials that reinforce their residential functions where appropriate.
- 6 To provide a pavement edge that is appropriate for the control of vehicle movements, performs any required drainage function and is structurally adequate.
- 7 To encourage the provision of landscaping as an integral part of street network design.

Implementation Methods

Objective 6 and associated policies will be implemented through a number of methods including:

i District Plan

- (a) Controls on the design, location and form of utility services and street works.

Explanation and Principal Reasons for Adoption

The objective and policies are provided for the need to integrate development and to seek imaginative and attractive designs which not only provide for the proper functioning of the street or utility but also have important regard to visual impact, surrounding activities and alternative functions. The design of the street network should reflect its function in order to ensure the network better relates to other activities and amenities. Landscaping is an important element to street design.

Objective 7 - ~~Future~~ Retail and Related Activities

~~An~~ **new** integrated street-based commercial centre to provide for the future retail needs of the District in a manner which promotes convenience for residents, vehicle accessibility, choice, a distinct identity, is infrastructure efficient, and relates well to other community activities eg hospitals, schools, recreation and leisure

Policies:

- 1 To zone sufficient land to provide for an integrated commercial centre accommodating a range of activities.
- 2 To enable a consolidated medium density commercial/~~retail~~ centre ~~that can incorporate~~ open space, shops opening onto streets, ~~lanes and plazas, and,~~ higher density residential and visitor accommodation, and a consolidated urban form which increases the potential for multi purpose trips.
- 3 To enable the ~~new~~ commercial/~~retail~~ centre to ~~function as the focal point~~ complement for a range of ~~nearby~~ activities including community, recreation, education and residential, ~~and the mixed-use precinct in Activity Area 3.~~
- 4 To enable and enhance a distinctive outdoor ~~street~~ character and image for the commercial centre by way of design and appearance guidelines and reference to building character and styles.
- 5 To enable a built form which ~~reflects and is sympathetic-complementary to, and has regard to views of~~ the surrounding alpine landforms, ~~lakes and views of both.~~
- 6 To enable the development of ~~new~~ education facilities and other non-residential activities in close proximity to the ~~new~~ commercial/~~retail~~ centre.
- 7 To provide a commercial centre which is integrated with the surrounding community and activities and which provides the opportunity for a variety of efficient infrastructure services including environmentally sensitive

transport links and modes within the locality and to other areas of the District.

8 To encourage large format retail and supporting activities in Activity Area 5.

Implementation Methods

Objective 7 and associated policies will be implemented through a number of methods including the following:

i District Plan

- (a) Zone provisions for a ~~new~~ commercial/retail centre within including Activity Area 5 of the Structure Plan for the Remarkables Park Zone, and a complementary mixed use precinct in Activity Area 3 of the Structure Plan
- (b) To incorporate a Structure Plan to provide for the integration of development within the Zone and with surrounding land uses.
- (c) To provide for all buildings to be Controlled Activities in terms of design, appearance, materials and effect on streetscape.

Explanation and Principal Reasons for Adoption

The purpose of the commercial centre at Remarkables Park is to provide for a ~~new~~ retail based commercial centre. The proposed site is preferred for a number of resource management reasons including:

- The site is close to and can be integrated with major existing and proposed residential areas, thus bringing convenience to residents and efficiency in terms of energy use by providing the opportunity for a range of transport modes, eg pedestrian, cycling, public transport.
- The site is well located in respect of a number of existing and proposed community facilities, eg church, hospitals, educational facilities. This creates the opportunity for multi-purpose trips.

- The site is sufficiently separated from the other main retail nodes to be able to develop a catchment population to support a range of shopping activities.
- The topography and location of the site provide for ease of vehicle access and infrastructure servicing.

The design of the centre is a critical element and all development within the centre will be assessed in terms of design, appearance, relationship to existing or proposed road networks or pedestrian links, open space opportunities, the manner in which buildings are designed having regard to their relationship to street frontages, pedestrian access, car-parking areas, and the compatibility of the design with the general alpine topography of the surrounding landscape including views of the mountains and the lake. In addition, all subdivision in the zone will be assessed as a controlled activity having regard to the need to achieve an imaginative layout, higher density development and the need to mitigate the adverse effects of a range of activities.

Objective 8 - Amenity, Image, Character and Design

An integrated commercial centre where open space and pedestrian links, views of the surrounding mountain landscapes extensive planting, and high quality building and townscape design reflecting the surrounding topography, are paramount.

Policies:

- 1 To enable and preserve a high standard of urban and landscape design through the use of the Controlled Activities rules.
- 2 To encourage and promote design which reflects and acknowledges the surrounding topography.
- 3 To require resource consent applications so that areas of open space, pedestrian links and important views can be identified, protected, enhanced and become an essential part of the Remarkables Park Commercial Centre image and amenity.

- 4 To ensure that the design and appearance of buildings, structures and other elements of development are compatible with nearby residential and community uses.
- 5 To ensure landscaping ~~gives-contributes to a distinct village-town identity, and promotes the image of a consolidated commercial centre but does not destroy~~ has regard to important viewshafts from the centre.

Implementation Methods

Objective 8 and associated policies will be implemented through a number of methods including:

i District Plan

- (a) Provision for buildings to be controlled in terms of design and appearance
- (b) Provision for a Structure Plan to integrate activities

Explanation and Principal Reasons for Adoption

The Council believes there is a unique opportunity for the ~~new~~-commercial centre at Remarkables Park to promote the best principles of resource management including:

- energy efficiency and conservation through consolidation of the town centre and related activities including workplace, residential and community activities.
- convenience for residents.
- efficient use of infrastructure.
- opportunity for multi-purpose trips and the establishment of public transport links and termini.
- a design and amenity which reflects the outstanding alpine character of the District and brings that amenity into the town by way of views and backdrop.

- a commercial centre that has regard to people's needs in terms of convenience, size and amenity.
- a commercial centre that reflects the best of the District's current and heritage design.

The Council believes that the built form of the centre should promote a sense of place, local identity, convenience and enhance the existing outstanding sensory images being views of the mountains, the lake and the intrusion of good sunlight.

The purpose of the Structure Plan is to assist in achieving the essential objectives for the above, namely:

- that the retail development contributes to an active public realm.
- that retail magnets such as department stores and supermarkets are distributed throughout the retail core.
- that retail development is integrated with other uses, rather than being isolated from the community or other activities.
- that there is a strong character in the commercial centre environment which is achieved through building design and high quality public open spaces.

Landscaping, street design and opportunities to integrate ~~local~~-sculpture and ~~other~~ art are features deemed important by the Council. The Council is seeking through the rules and the Structure Plan to include the community in what it believes to be a unique opportunity for Queenstown, being the design and creation of a ~~new~~-village-town centre.

12.10.4 Environmental Results Anticipated

Implementation of the policies and methods for management relating to the Remarkables Park Zone will result in:

- The overall environmental quality of the Remarkables Park Zone and adjoining areas deriving character from the natural features of the zone and in particular the river setting.
- The development of the zone achieving a strongly urban and focused environment comprising a range of residential, visitor facilities and accommodation, commercial and community servicesactivities, education, recreation, and open space which is interesting, convenient and attractive for community use and enjoyment.
- Essential utility services provided within the zone as development proceeds.
- Land development process managed so that adverse effects of development are avoided, remedied or mitigated.
- Water quality of the Kawarau River being maintained at the best possible quality.
- Important natural features of significance are respected and preserved.
- A range of building forms being enabled so as to promote social and cultural diversity.
- The planning and design of all built structures taking account of the natural landforms of the District to achieve high standards of built environment in terms of streetscape, housing form and quality, convenience and security.
- Proposed reserves are set aside and developed in ways which are appropriate to the wider amenities of the District and the recreational needs of the community.
- The form of the development, with its transport linkages and easily located foci of activities reinforcing the development of a sense of community and-that encourages relatively high density residential development.
- The establishment and operation of non-residential activities within the low density residential area (Activity Area 1) of the Remarkables Park Zone being controlled so that the scale and appearance of buildings is in harmony with the residential character of the locality, adverse effects on residential amenity (including noise, intrusions on privacy, odours, smoke or smell) being avoided, the efficiency and safety of the local street and pathway systems maintained.
- Development incorporating early planting such that a substantial visual contribution to the landscape is achieved as quickly as possible.
- The development of new retail opportunities to meet the needs of residents and visitors.
- The development of a commercial centre which reflects the essential amenity values and character of the District, especially the views of the surrounding landscapes.
- An attractive shopping, working and recreational environment which relates well to ~~the~~-views and sunlight.
- A commercial/retail centre where the built design ~~reflects-complements~~ the surrounding alpine environment, relates well to people in terms of scale and is convenient for pedestrian and vehicle access.
- A commercial/retail centre well located and designed to integrate with existing and proposed residential activity and providing for a high level of pedestrian convenience from the surrounding residential areas.
- A commercial/retail centre which is well located and designed to include a range of activities including leisure, education and living environments.
- A commercial/retail centre which will promote and provide for multi-purpose trips and is thereby energy efficient.
- Recognition of the Queenstown Airport operational requirements and buffering between the Airport and the development areas of the RPZ.

12.11 Remarkables Park Zone - Rules

12.11.1 Zone Purpose

The purpose of the zone is to provide for a comprehensively managed and integrated high density development containing opportunities for a range of supporting and complementary activities. These include open space, visitor accommodation, transport, educational, recreational and commercial facilities.

In order to achieve a high standard of integrated development, sustainable management, building and open space design, the zone is subject to a Structure Plan, which details activity areas, and provides for a wide range of matters to be subject to Controlled Activity consent

The zone seeks to achieve maximum flexibility within the parameters of the Structure Plan.

~~New~~ ~~e~~Commercial development for retailing and office activities is incorporated in the zone. The Commercial centre activities are to be designed around lanes and parking and be developed to minimise any adverse effects on the built environment, amenity and complement resources of the existing Queenstown Town Centre. The background issues, resource evaluation, objectives, policies, explanation and principal reasons for adoption and environmental results anticipated give effect to the existing and future commercial development in Activity Areas 5 and 3 of the Structure Plan for the Remarkables Park Zone.

12.11.2 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. The provisions of the District Wide Rules are to be met unless inconsistent with any particular Remarkables Park Zone rule in which case the latter shall prevail.

- | | |
|---------------------------|-----------------|
| (i) Heritage Protection | - Refer Part 13 |
| (ii) Transport | - Refer Part 14 |
| (iii) Subdivision | - Refer Part 15 |
| (iv) Hazardous Substances | - Refer Part 16 |

- | | |
|--|-----------------|
| (v) Utilities | - Refer Part 17 |
| (vi) Signs | - Refer Part 18 |
| (vii) Relocated Buildings and Temporary Activities | - Refer Part 19 |

12.11.3 Activities

12.11.3.1 Permitted Activities

Any Activity which complies with the **Site** and **Zone** Standards and is in accordance with the **Structure Plan** (Figure 1 to this Rule) and is not listed as a **Controlled, Discretionary, Non-Complying or Prohibited Activity** (in Table 1 to this Rule) shall be a **Permitted Activity**.

12.11.3.2 Controlled Activities

Activities listed as **Controlled Activities** in Table 1 to this Rule shall be controlled activities provided they are not listed as a **Discretionary, Non-Complying or Prohibited Activity** and they comply with relevant **Site** and **Zone Standards** and are in accordance with the **Structure Plan**.

The Council has reserved control over the following matters:

i All Buildings in respect of

- The external appearance of buildings;
- Relation to roads;
- Relation to internal boundaries;
- Height between 12-15 and 15-18 metres maximum height in Activity Area 7 north of the 345 metre contour line as shown on Figure 1;
- Effect on landscape and visual amenity values and view corridors;
- Vehicle access;
- Outdoor living space for residential activities;

- Street scene including landscaping;
- Provision for pedestrian and access linkages;
- The location, layout and landscaping of, and access to, off-street car-parks;
- Solar orientation and prevailing winds;
- Design and construction of buildings located within the grey shaded or grey hatched areas on Figure 2 to achieve insulation from aircraft noise.
- The scale and nature of the earthworks and the disposal of excess material.

ii Residential Activities, Commercial Recreational Activities, Commercial Activities, Educational Facilities, Retirement Villages, Hospitals, Health and/or Day –Care Facilities, Parking Facilities & Visitor Accommodation in respect of:

- Compatibility with surrounding landuse, character and amenity
- Noise, vibration, lighting and loss of privacy
- Traffic generation and vehicle access
- Landscaping within car parking areas
- Safety
- Litter and waste and cumulative effects in conjunction with other activities in the vicinity
- Nature and scale of activities
- Hours of operation

- The scale and nature of the earthworks and the disposal of excess material.

iii Premises licensed for the sale of liquor

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

12.11.3.3 Discretionary Activities

- i Activities listed as Discretionary **Activities** in Table 1 to this Rule shall be Discretionary Activities provided they are not listed as a **Non-Complying or Prohibited Activity** and they comply with all the relevant **Zone Standards** and are in accordance with the **Structure Plan**.
- ii Any building that does not comply with Site Standard 12.11.5.1(viii) but complies with Zone Standard 12.11.5.2(ii) shall be a restricted discretionary activity and:
 - (a) In assessing the effects of any building, the Council shall have regard to the assessment matters in rule 12.11.6 (a) – (o); and
 - (b) The Council's discretion to grant or not grant consent is restricted to the effect of the building exceeding the specified height, by having regard to the following matters:
 - The location of the building within the neighbourhood.
 - The variation of the height of the building.
 - The external appearance of the building including roof form, façade, materials and colours.
 - (c) For the purpose of imposing conditions on any consent the Council shall have regard to the matters in (a) and (b) above and those in rule 12.11.3.2(i).
- iii Any earthworks (as defined in this plan) except for earthworks approved as part of:

- ~~1-(a)~~ a subdivision that has resource consent; or
- ~~2-(b)~~ any building granted a resource consent pursuant to Rule 12.11.3.2(i); or
- ~~3-(c)~~ any activities which are listed as controlled activities and have been granted resource consent –

shall be restricted discretionary activities with the Council's discretion restricted to:

- (a) The measures proposed to avoid, remedy or mitigate any effects of earthworks on:
 - Land stability and erosion;
 - Runoff of water or sediment;
 - Groundwater quality;
 - Dust generation;
 - Any significant stands of indigenous vegetation.
- (b) The measures proposed to mitigate the effects of exposed cut and fill.
- (c) The measures proposed to appropriately integrate the proposed earthworks to avoid, remedy or mitigate effects on any rural landscapes adjoining the Remarkables Park Zone.

Provided that no earthworks shall:

- ~~1-~~ expose any groundwater aquifer;
 - cause artificial drainage of any groundwater aquifer;
 - cause temporary ponding of any surface water

Refer to the Queenstown Lakes District earthworks guideline to assist in achievement of this rule.

~~iv~~ Any activity which is not listed as a **Non-Complying** or **Prohibited Activity** and complies with all the **Zone Standards** but does not comply with one or more of the **Site Standards** shall be a **Discretionary Activity**.

12.11.3.4 Non-Complying Activities

- i Activities listed as **Non-Complying Activities** in Table 1 to this Rule, shall be **Non-Complying Activities** provided that they are not listed as a **Prohibited Activity**.
- ii Any Activity which is not listed as a **Prohibited Activity** and which does not comply with one or more of the relevant **Zone Standards**, shall be a **Non-Complying Activity**.

12.11.3.5 Prohibited Activities

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

12.11.3.6 Table 1

Activity	Activity Area									
	1	2a	2b	2c	3	4 *	5 *	6 *	7	8 *
Buildings except Residential Units in Activity Area 1	CON	CON	CON	CON	CON	CON	CON	CON	CON	CON
Residential Activities		N-C	N-C	N-C			CON			N-C
Commercial Activities	N-C	DIS	DIS	DIS	CON	DIS		DIS	DIS	N-C
Commercial Recreational Activities	DIS	CON	CON	CON	CON	CON	CON	CON	CON	CON
Educational Facilities	N-C	N-C	N-C	N-C	DIS CON	CON	CON	CON	DIS	N-C
Retirement Villages	DIS	N-C	N-C	N-C	DIS	DIS	DIS	CON	DIS	PRO
Hospitals	DIS	N-C	N-C	N-C	DIS	DIS	DIS	CON	DIS	N-C
Health <u>and/or</u> Day Care Facilities	DIS	N-C	N-C	N-C	DIS	DIS CON	DIS	CON	DIS	N-C
Visitor Accommodation	DIS	N-C	N-C	N-C	CON	CON	CON	CON	CON	N-C
Premises licensed for the sale of liquor	N-C	N-C	N-C	N-C	CON	DIS	CON	DIS	DIS	DIS
Factory Farming	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C
Forestry Activities	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C
Mining	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C
<u>Vehicle parking in Activity Areas 4 and 8</u>						CON				CON
Take-off or landing of aircraft other than for emergency landings and rescues or fire-fighting	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C	N-C
*Buildings within the <u>blue-grey cross-hatched</u> area indicated on Figure 2 – Airport Measures and labelled “NO BUILDINGS AREA”										PRO
*Residential, Visitor Accommodation and Community Activities within the <u>light grey shaded/blue semi-hatched</u> area indicated on Figure 2 – Airport Measures and labelled “NO RESIDENTIAL, VISITOR ACCOMMODATION OR COMMUNITY ACTIVITIES AREA”							PRO			PRO
*Residential Activities, Visitor Accommodation and Community Activities where accommodation for any individual or group exceeds 90 continuous days per annum within the <u>grey hatched/dark grey shaded</u> area indicated on Figure 2 – Airport Measures and labelled “SHORT STAY WITH SOUND INSULATION”						PRO	PRO	PRO		PRO
Panelbeating (<u>including</u> spray painting, motor vehicle <u>panel</u> repair or dismantling, <u>or motorbody building</u>) fibreglassing, sheet metal work, bottle or scrap <u>bulk</u> storage <u>or processing</u> , <u>motorbody building</u> , fish or meat processing, or any activity requiring an offensive trade licence under the Health Act 1956.	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO
Industrial Activities	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO
Service Activities (<u>unless ancillary to a permitted, controlled or discretionary activity</u>)	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO	PRO

CON	Controlled Activity	N-C	Non-Complying Activity
DIS	Discretionary Activity	PRO	Prohibited Activity

* Where this Table gives more than one classification to any Activity Area, the most restrictive classification shall override any other classification.

12.11.4 Non-notification of Applications

- Any application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance with Section 93 of the Act, unless the Council considers special circumstances exist in relation to any such application:
 - All applications for **Controlled** Activities.
 - All applications for restricted discretionary activities under rule 12.11.3.3(ii).
- Any application for a resource consent for restricted discretionary activity under rule 12.11.3.3 (~~iviii~~) need not be notified provided the written approval of affected persons is obtained and no special circumstances exist in relation to any such application.

12.11.5 Standards

12.11.5.1 Site Standards

i Staging of Open Space and Reserves

As development proceeds generally through the Activity Areas, it shall be a requirement that a mix of open spaces, reserves, community facilities, and/or recreational facilities shall be developed at the same proportionate pace. This shall be encouraged by the Council giving close attention to the type of reserve contributions ordered to be made as conditions on subdivision consents, in

particular the use of conditions requiring works to be carried out on public areas and facilities in lieu of land or cash contributions.

ii Residential Units in Activity Area 1

Residential units in Activity Area 1 shall comply with the site standards listed in Rule 7.5.5.1 for residential units in the Low Density Residential Zone. In respect of residential units in Activity Area 1, those site standards prevail over any other provisions in the Remarkables Park Zone.

~~iii Lift Towers - Visitor Accommodation~~

~~No lift tower within a visitor accommodation development situated in Activity Areas 3,4,5,6 and 7 shall exceed the maximum height for buildings in the zone.~~

~~iviii~~ Building Height

The specified building height within each activity area shall be as follows:

- Activity Areas 3 and 7 15m
- Activity Areas 4, 5 and 6 12m
- Activity Area 8 9m

See Definitions for Ground Level and Buildings for Remarkables Park. Building height shall be measured with respect to discrete building components.

For any building above the specified height, an application for resource consent must be accompanied by a statement from ~~a the Remarkables Park Design Review Board (see Implementation Methods of Objective 4), evaluating the application. The Design Review Board shall be established by the Council and shall consist of a panel of four, agreed to by Council and the developer, 2 members to be provided by the Council and 2 members to be provided by the developer. This panel may include the following independent persons: architect/urban designer; resource management planner; landscape~~

- Night time 2200-0700 hours 50dBA L₁₀ and 70dBA L_{max}

Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS 6802:1991.

- (b) Activities conducted in adjoining zones shall not exceed Remarkables Park Zone noise limits at any point within the boundary of any site within the Remarkables Park Zone.
- (c) Construction noise shall comply with and be measured and assessed in accordance with the relevant New Zealand Standard.
- (d) Noise from aircraft operations at Queenstown Airport is exempt from the above standards.

iv Airport Measures - Queenstown Airport

(a) On any site located within the ~~grey hatched~~ light grey shaded area or the grey-dark grey shaded area on Figure 2 – “Airport Measures”, 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, visitor accommodation or community activities shall be acoustically insulated from aircraft noise so as to achieve an indoor design sound level of 40 dBA L_{dn}, except for non-critical listening environments where no special sound insulation is required.

(b) This control shall be met in either of the following two ways:

EITHER:

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

OR:

(ii) The building shall be constructed and finished in accordance with the provisions of Table 2 appended to this rule.

Table 2 – Acoustic Insulation of Buildings Containing Noise Sensitive Uses (except non-critical listening areas)

Building Element	Required Construction
External Walls	Exterior: 20 mm timber or 6mm fibre cement Frame: 100mm gap containing 100mm acoustic blanket (R2.2 Batts or similar) Two layers of 12.5mm gypsum plasterboard* (Or an equivalent combination of exterior and interior wall mass)
Windows	Up to 40% of wall area: Minimum thickness 6mm glazing** Up to 60% of wall area: Minimum thickness 8mm glazing** Up to 80% of wall area: Minimum thickness 8mm laminated glass or minimum 10mm double glazing** Aluminium framing with compression seals (or equivalent)
Pitched Roof	Cladding: 0.5mm profiled steel or tiles or 6mm corrugated fibre cement Frame: Timber truss with 100mm acoustic blanket (R 2.2 Batts or similar) Ceiling: 12.5mm gypsum plaster board*
Skillion Roof	Cladding: 0.5mm profiled steel or 6mm fibre cement Sarking : 20mm particle board or plywood Frame: 100mm gap containing 100mm acoustic blanket (R2.2 Batts or similar) Ceiling: 2 layers of 9.5mm gypsum plasterboard*
External Door	Solid core door (min. 24kg/m ²) with weather seals

* Where exterior walls are of brick veneer or stucco plaster the internal linings need be no thicker than 9.5mm gypsum plasterboard.

** Typical acoustic glazing usually involves thick single panes or laminated glass. Where two or more layers of glass are employed with an air gap between, total thickness of window glass may be calculated as the total of all glass layers (excluding air gap) provided that at least one glass layer shall be of a different thickness to the other layer(s).

v Modifications to Structure Plan Activity Areas

(a) The internal boundaries of Activity Areas 1, 2a, 2b, and 2c, as shown on the Structure Plan, Figure 1 to this Rule, may be modified by a maximum of 2.5% of the land area of the Activity Area concerned. The internal boundaries of Activity Areas 3, 4, 5, 6, and 7 as shown on the Structure Plan, Figure 1 to this Rule,

may be modified by a maximum of 7.5% of the land area of the Activity Area concerned.

- (b) Any person modifying the boundaries of an Activity Area shall inform the Council of the extent of that modification when applying for a resource consent or within ten working days of commencing the permitted activity to which the modification relates.

vi Nature and Scale of Non-Residential Activities

~~Except for commercial recreational activities and daytime health care facilities in Activity Area 4; hospitals and health and day care facilities in Area 6; educational facilities and retirement villages in Areas 4 and 6; and commercial recreation activities in Activity Area 8, within~~ Within Activity Areas 1, 2a, 2b, 2c, 4, 6, 7 and 8, the nature and scale of non-residential activities shall meet the following:

- At least one person engaged in the activity must reside on the site.
- No more than three full-time equivalent persons who permanently reside elsewhere than on the site shall be employed in undertaking a non-residential activity on the site.
- No more than 60m² of the gross floor area of the buildings on a site shall be used for activities, other than residential activities.
- No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight.
- All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

vii Hours of Operation

~~Except for commercial recreational activities and daytime health care facilities in Activity Area 4; hospitals and health and day care facilities in Area 6; educational facilities and retirement villages in Areas 4 and 6; and commercial recreation activities in Activity Area 8, w~~ Within Activity Areas 1, 2a, 2b, 2c, 4, 6, 7 and 8, hours of operation shall comply with the following:

- Maximum total number of hours in any one week the site shall be open to visitors, clients or deliveries shall be 70 hours.
- Hours of operation shall be limited to between the hours:
0730 – 1930

except that where:

- the entire activity is located within a building and occupies not more than 40m² of floor space, and
- each person engaged in the activity outside the above hours resides permanently on the site, and
- there are no visitors, clients or deliveries to or from the site outside the above hours, and
- all other relevant zone standards are met

the activity may be carried on outside the above hours.

viii Glare

In Activity Areas other than 5:

- All fixed exterior lighting shall be directed away from adjacent sites and roads; and
- No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site, provided that this rule shall not apply where it

can be demonstrated that the design of adjacent buildings adequately mitigates such effects.

ix Atmospheric Emissions

There shall be no open solid fuel fires.

x Keeping of Animals

Other than domestic pets or in Activity Area 8, nNo animals shall stay overnight on a site, except for a maximum of 4 animals in the care of a registered veterinarian for medical or surgical purposes. There shall be no breeding, rearing or keeping of pigs or commercial livestock.

xi Heavy Vehicle Storage

No more than one heavy vehicle shall be stored or parked overnight on a site, except that heavy passenger transport vehicles may be parked overnight in Activity Areas 3, 4, 5, 6, 7, and 8.

xii Residential Activities in Activity Area 5

No residential activities shall be situated at ground floor level in those parts of any building having frontage to any area used predominantly for commercial activities.

xiii Residential Units in Activity Area 1

Residential units in Activity Area 1 shall comply with the zone standards listed in Rule 7.5.5.2 for residential units in the Low Density Residential Zone.

12.11.6 Resource Consents – Assessment Matters

The resource consent Assessment Matters which apply to the consideration of resource consents in the Remarkables Park Zone are specified in this Rule.

i For all Controlled Activities in the Remarkables Park Zone, the assessment matters shall only apply in respect of conditions that may be imposed on consent except those in (o) below.

ii For buildings that are restricted discretionary activities under rule 12.11.3.3(iii), the Council shall have regard to the assessment matters in (a) – (o) below.

iii For all discretionary activities in the Remarkables Park Zone, in considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

a Site Layout, Size, Orientation and Density of Development

- The proposed site layout connects into the neighbourhood through:
 - adequate pedestrian and vehicle access;
 - the visual links to views or features of significance;
- The site layout takes into account on-site features, topography, views, vegetation, structures, drainage, services, access, orientation and microclimate considerations.
- The site layout efficiently distributes utilities to and on the site, taking into account any future site development.
- Sites have the appropriate area and dimensions to enable the siting and construction of buildings and vehicle access and parking.
- Height of development in Activity Area 7 between 12-15 and 15-18 metres in height north of the 345 metre contour line as shown in Figure 1.

b Private Open Space

- Private open space for residential units is clearly defined for private use.
 - Private open space areas are of dimensions to suit the requirements having regard to building design, the likely dwelling occupancy, and the accommodation of some outdoor recreational and service needs.

- Part of the private open space is capable of serving as an extension of the function of the dwelling for relaxation, dining, entertainment and recreation and of being accessed from a main living area off the dwelling.
- Notwithstanding the above, dwelling units not having main living areas at ground level may satisfy this requirement by providing a balcony having a minimum area of 2.5m². or by student accommodation providing communal outdoor space.

c Streetscape

- That the streetscape is considered as an entity that relates appropriately to criteria concerning lot size, layout, and orientation, transport networks, street design, and vehicle parking.
- That the streetscape is to reflect the functions and characteristics of the street type in the network.
- That the streetscape incorporates a landscape approach which:
 - Satisfies maintenance and safety requirements, reinforces desired traffic speed and behaviour, and considers lines of sight for pedestrians, cyclists and vehicles.
 - Designs a theme for new streets, or complements existing streetscapes and integrates with new development.
 - Incorporates attractive and coordinated street furniture and facilities to meet user needs.
 - Accommodates utility services and minimises their visual impact.
 - Maximises the use of trees and plants as landscape features for neighbourhood identity.
- That a minimum setback of approximately 1.5m is provided from the road boundary to the foundation line of buildings. Garages and carports may have no set back from the carriageway edge.

- That the area of land covered by berms where they are in excess of 1.5m from the carriageway edge qualifies for consideration as reserve contribution upon subdivision consents being granted.
- That accessory buildings other than garages or carports are sited to the rear of the dwelling.

d Building Design and Appearance

- That the architectural style and building forms ~~shall be evocative of a mountain region,~~ building forms shall be sympathetic complementary to the ~~mountain- alpine~~ setting and local context.
- That the relationships between building forms ~~has have been considered with a village like quality, regard to the purpose of the Activity Area. the character and scale to be achieved.~~
- ~~That clusters and groupings of buildings are designed to fit the form and contour of the land.~~
- That orientation of buildings ~~optimises has regard to~~ views, ~~and~~ sun exposure and orientation to open space.
- ~~That buildings are an integral part of the landscape.~~
- Building facades shall help define and give character to open spaces, squares, streets, paths and parks.
- That building materials are appropriate to the local context including the purpose of the Activity Area ~~area and have an appropriate alpine character which has local application.~~
- Roof colours and materials are such as to not result in an obtrusive impact when viewed from above.
- That sloping roofs are ~~strongly~~ encouraged where appropriate for variety and visual character, taking into account the purpose of the Activity Area, and ~~to enhance snow removal, and for their visual character.~~

e Transport Networks

- That the design features of each type of residential street convey its primary functions and encourage appropriate driver behaviour.
- That connection between residential streets incorporate appropriate traffic management treatment to slow and control traffic.

f Pedestrian and Cycle Accessways

- That any network of pedestrian and cycle ways shall be consistent with a high level of amenity and accessibility.
- That the street network is designed to accommodate pedestrian use of street pavement in access places and local streets where appropriate, demarcated by alternative paving materials.
- That the design of footpaths or shared paths shall facilitate ease of use by the disabled, aged and very young.

g Open Space

- That the location and extent of open space and reserves shall be decided with regard to the relationship of the community to other reserves and open spaces, existing and proposed.

h Conservation and Site Development Works

- Subject to the next criterion, that trees are retained in order to achieve the intended environmental outcomes for that part of the zone.
- The replacement of wilding or plantation trees with species better suited to enhancing the landscape.
- That earthworks, excavation and the removal of topsoil ~~to~~ be kept to the minimum necessary to provide for the activities for which the land is to be used.

- That landforms which contribute significantly to the amenity values or character of the locality are to be disturbed as little as possible, and so far as practicable to be used as the basis for subdivisional design, site development, and building design.
- That the character of the landscape features is enhanced.

i River Access Area

- Whether the layout of buildings and activities will enhance the environment or amenity values or the conduct of adjoining activities.
- The extent to which structures complement and enhance public places such as pathways and access to the river.
- The extent to which the design and appearance of structures is compatible with the river environment.
- The extent to which the bulk and scale of structures will be softened and enhanced by appropriate landscaping.
- Whether the activity will avoid, remedy or mitigate potential effects on the amenity values of adjoining areas.

j Integration of Non-residential and Residential Activities

- The extent to which activities and buildings to accommodate them are in harmony with the intended environmental outcomes for the Zone, and in Activity Area 1 non-residential areas activities are designed to ensure residential scale and appearance for that locality.
- The bulk, form, and external appearance (including quality and colour of finish) of buildings or other structures should be consistent with the intended environmental outcomes for the Zone and in residential areas should be in harmony with the intended character of the area.

k Staging of Open Space, Reserves, and Community Facilities – Remarkables Park Zone

Conditions may be imposed to ensure that the above facilities, are provided at or about the same time as other development being undertaken in the Activity Area as identified in the Structure Plan.

l Licensed Premises

In considering any application for the sale of liquor between the hours of 11pm and 7am, the Council shall, in deciding whether or not to grant consent or impose conditions, have regard to the following specific assessment matters:

- The character, scale and intensity of the proposed use and its compatibility in relation to surrounding and/or adjoining residential neighbourhoods.
- The effect on the existing and foreseeable future amenities of the neighbourhood, particularly in relation to noise and traffic generation.
- The topography of the site and neighbouring areas.
- The nature of existing and permitted future uses on nearby sites.
- The adequacy of car-parking for the site.
- The adequacy of screening and buffer areas between the site and other uses.
- The previous history, where applicable, of the site, and the relative impact of adverse effects caused by activities associated with sale of liquor.

m Buildings or parts of buildings located within the light and dark grey shaded areas on Figure 2 – “Airport Measures”

Conditions may be imposed to ensure the design and construction of buildings or parts of buildings or of alterations or additions to any building to be used for residential activities, visitor accommodation or community activities is such as to ensure the indoor design sound level specified in zone standard 12.11.5.2(iv) is met.

n Building Height - Lift Towers - Site Standard

- The extent to which protrusion through the height plane is necessary to enable more efficient and/or appropriate use of the site within the height plane.
 - Whether alternative lift technology is available and/or appropriate which would enable efficient use of the site.
 - Any adverse effects of the height, bulk or location of the lift tower in terms of visual dominance of the outlook from adjoining or nearby sites and buildings.
 - Any adverse effects of the height, bulk or location of the lift tower in terms of loss of access to daylight on adjoining sites.
 - Any adverse effects of the location of the lift tower in terms of noise on adjoining sites.
 - ~~Any increased adverse effects of the visitor accommodation development on the residential character of the neighbourhood due to the height, bulk or location of the lift tower.~~ Whether any earthworks have been carried out on the site prior to the date of notification (10 October 1995) that have lowered the level of the site.
 - Whether there are rules requiring the site to be built up.
- o Height – Restricted Discretionary Buildings Rule 12.11.3.3 (ii)**
- That buildings have been considered as part of the surrounding urban environment in terms of how they reflect their location within the neighbourhood and the nature of the open spaces which they may face.
 - That variations of building height are used to contribute to the legibility, visual interest and character of the neighbourhood.
 - That variation of building height is used in combination with other design considerations such as streets and other open space layout, site configuration, building form, façade articulation and

roof form design to contribute to the urban structure and visual character of the neighbourhood.

- The external appearance of buildings on prominent sites has taken into account their importance in framing vistas or views.
- The roof form provides an appropriate termination to the building that positively contributes to the variety and visual character of the neighbourhood.
- That building facades create a varied and positive interface with the public realm and other buildings having regard to the use of:
 - Building materials and colours;
 - Glazing treatment;
 - Balconies;
 - Fenestrations;
 - Roof form variations.

ip Earthworks – Controlled and Restricted Discretionary activity

1. Environmental Protection Measures

- (a) Whether a comprehensive site management plan has been provided showing sediment/erosion and dust control techniques that are adequate to ensure that sediment and dust remains on-site.
- (b) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.
- (c) The duration the earthworks will be exposed.
- (d) Where earthworks are proposed on a site with a gradient >18.5 degrees (1 in 3), whether a geotechnical report has been supplied by a suitably qualified engineer to assess the stability of the earthworks.
- (e) Whether appropriate measures to control dust emissions are proposed.

- (f) Whether any groundwater is likely to be affected and any mitigation measures are proposed to deal with any effects.
- (g) The effects of the earthworks proposed for the development, the methods proposed for the disposal of excess soil or vegetation, and the need for any conditions to avoid or mitigate any adverse effects, including effects at the disposal site.

2. Effects on landscape and visual amenity values:

- (a) Whether the scale and location of any cut and fill will adversely affect the visual quality and amenity value of the landscape and urban environment.
- (b) The proposed rehabilitation of the site.
- (c) The potential for effects on the natural form of existing landscapes with particular regard to areas of interface with the rural landscape or topographical features.

3. Effects on adjacent sites:

- (a) Whether the earthworks will adversely affect the stability of neighbouring sites.
- (b) Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.
- (c) Whether cut, fill and retaining are done in accordance with engineering standards.

4. General amenity values:

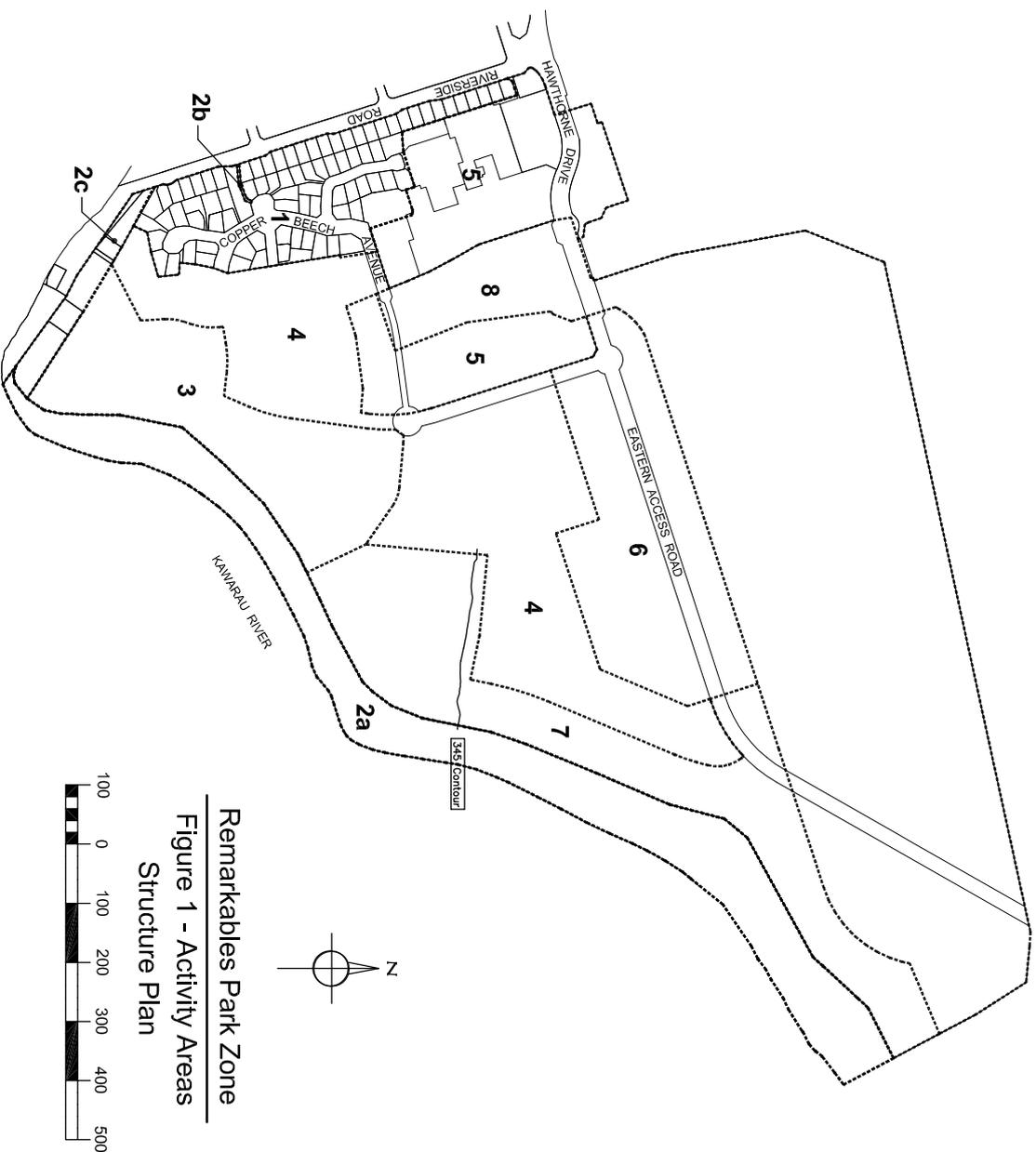
- (a) Whether the removal of soil to or from the site will affect the surrounding roads and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.
- (b) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.

(c) Whether natural ground levels will be altered.

5. Impacts on sites of cultural heritage value:

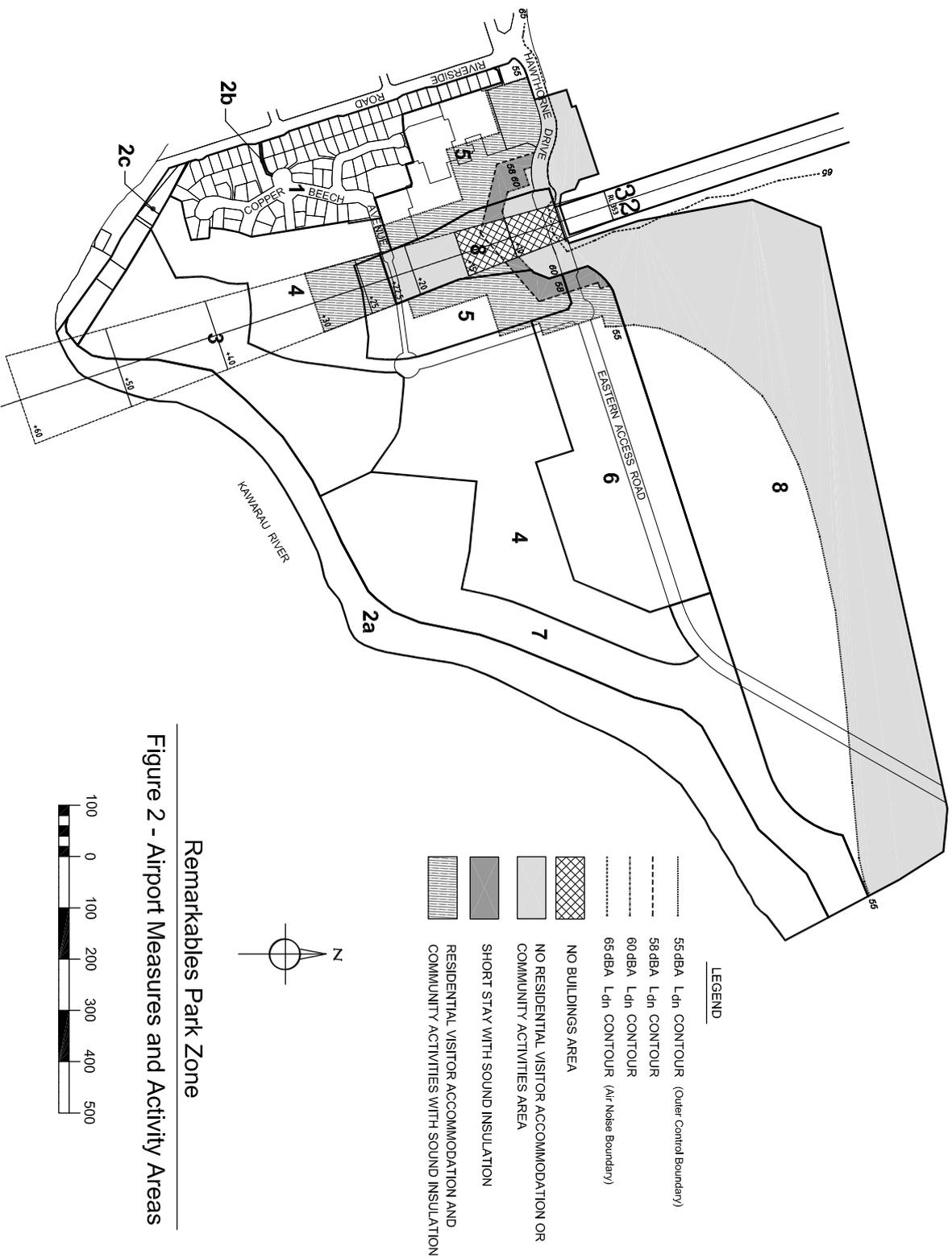
- (a) —Whether the subject land contains Waahi Tapu or Waahi Taoka, or is adjacent to a Statutory Acknowledgment Area, and whether tangata whenua have been notified.
- (b) —Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.

REMARKABLES PARK ZONE - RULES

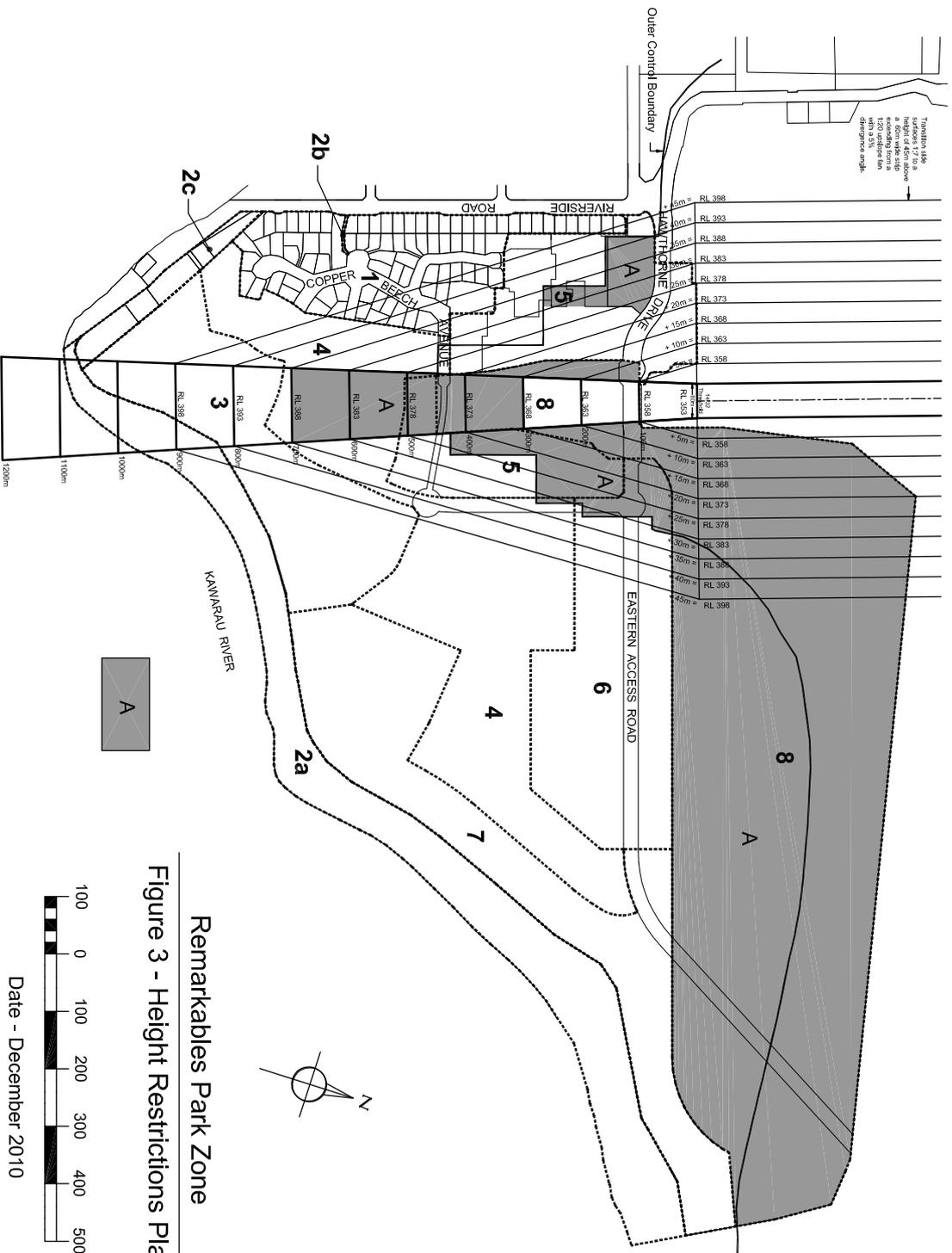


Remarkables Park Zone
Figure 1 - Activity Areas
Structure Plan

REMARKABLES PARK ZONE - RULES



REMARKABLES PARK ZONE - RULES



Remarkables Park Zone
Figure 3 - Height Restrictions Plan