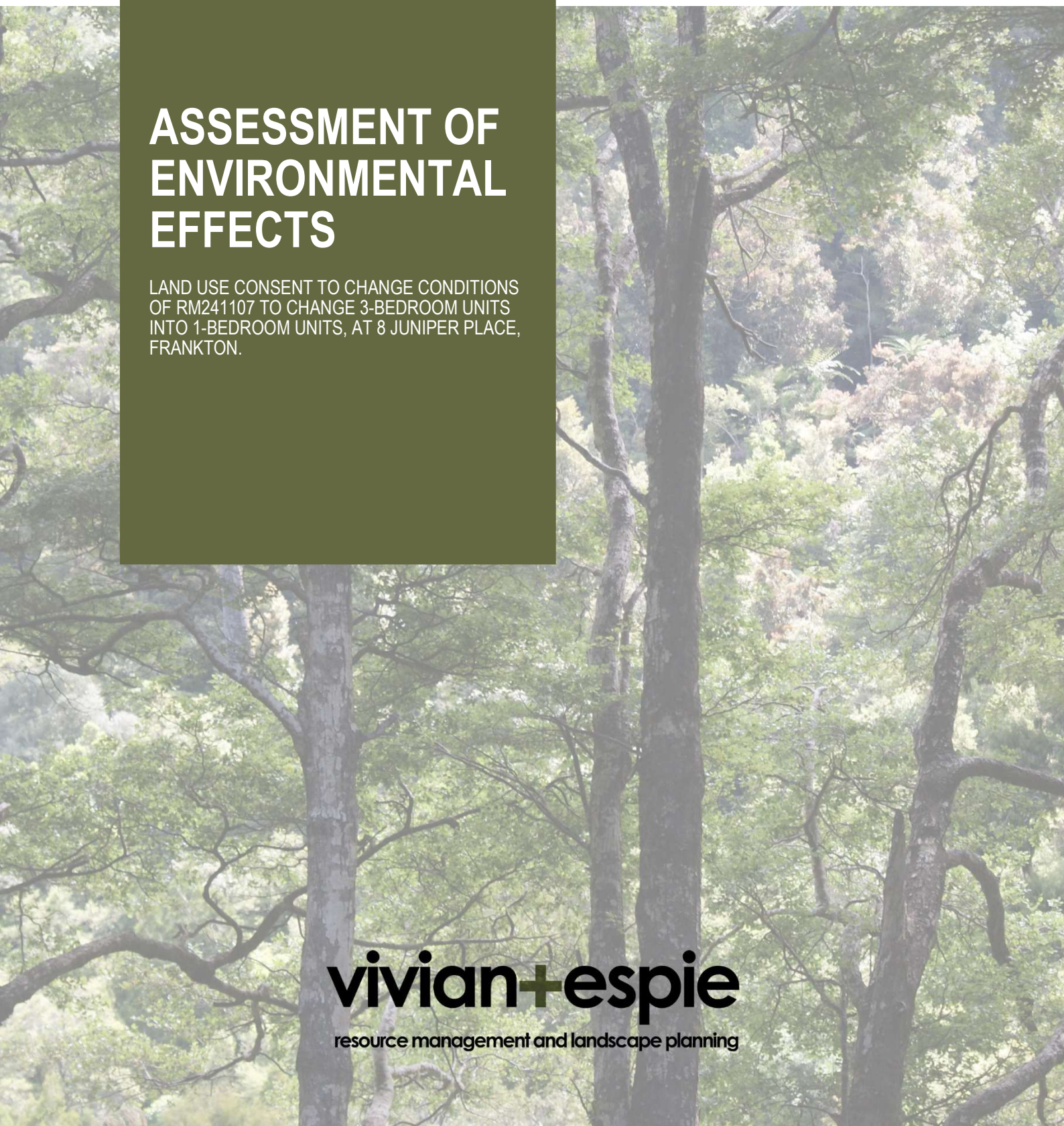
vivian+espie
resource management and landscape planning

PREPARED FOR
KAWARAU DEVELOPMENTS LIMITED
SEPTEMBER 2025
#J2361

ASSESSMENT OF ENVIRONMENTAL EFFECTS

LAND USE CONSENT TO CHANGE CONDITIONS OF RM241107 TO CHANGE 3-BEDROOM UNITS INTO 1-BEDROOM UNITS, AT 8 JUNIPER PLACE, FRANKTON.



vivian+espie
resource management and landscape planning

Contents

1. Key Information 2
2. Introduction 3
3. The Site 3
3.1 Existing environment 3
3.2 Surrounding environment 4
3.3 Site History 4
3.4 Consent notices and private land covenants/caveats 6
4. The Proposal 7
4.1 Approved development 7
4.2 Proposed amendments 7
4.2.1 Built form 8
4.2.2 Visitor accommodation 9
4.2.3 Subdivision 10
4.2.4 Transport 10
4.2.5 Infrastructure and services 10
4.2.6 Changes to Conditions of RM241107 10
5. Matters Requiring Consent 13
5.1 Resource Management Act 1991 13
5.2 Scope of Application 13
6. Assessment of Environmental Effects 13
6.1 Permitted baseline/receiving environment 13
6.2 Effects of the amended built form 13
6.2.1 The external appearance of buildings 14
6.2.2 Relation to roads 14
6.2.3 Relation to internal boundaries 14
6.2.4 Effect on landscape and visual amenity values and view corridors 15
6.2.5 Vehicle access 15
6.2.6 Outdoor living space for residential activities 15
6.2.7 Street scene including landscaping 15
6.2.8 Provision for pedestrian and access linkages 15
6.2.9 The location, layout and landscaping of, and access to, off-street car-parks 16
6.2.10 Solar orientation and prevailing winds 16
6.2.11 The scale and nature of the earthworks and the disposal of excess material. 16
6.3 Effects of amended visitor accommodation condition 16
6.4 Effects of amended subdivision 17
6.5 Transport effects 18
6.6 Positive effects 18
6.7 Summary of effects 19
7. Public and Limited Notification 19
7.1 Public Notification 19
7.2 Limited Notification 19
8. Policy Framework 20
8.1 Operative Regional Policy Statement (2019) 20
8.2 Proposed Regional Policy Statement (2021) 21
8.3 Operative District Plan 23
8.3.1 Section 3 – Sustainable Management (Section 3) 23
8.3.2 Section 4 – District Wide Issues 23
8.3.3 Section 12 – Remarkables Park Special Zone Objectives and Policies 24
9. Conclusion 26
Attachments 26

1. Key Information

Address	8 Juniper Place, Frankton, Queenstown
Legal Description	Lot 2 Deposited Plan 617055 held in Record of Title 177930 (refer **Attachment [B]**)
Site Area	8,017m^2
Owners	Remarkables Park Limited
Occupiers	Currently vacant
Applicant	Kawarau Developments Limited
Operative District Plan Zoning	Remarkables Park Zone
Designations & Special Provisions	• Activity Area 4 • The site is partly covered by Figure 3 – Height Restrictions Plan for cross wind runway.
Proposed District Plan Zoning	N/A – not reviewed yet.
Proposed Activity	Land use and subdivision consent RM241107 was approved on 21 May 2025 and re-issued on 11 June 2025 for the construction of 81 residential units and to enable visitor accommodation within the units, with associated car parking, landscaping, access and earthworks, and for a unit title subdivision of the 81 residential units and associated carpark areas and commonly owned spaces. Application under s127 of the RMA is sought to change Land Use Conditions 1 and 30 of RM241107 to change a block of 12 x 3-bedroom units into 24 x 1-bedroom units (increasing the total residential units from 81 to 93), to update visitor accommodation operational conditions to refer to 1-bedroom units, and to change Subdivision Condition 1 of RM241107 to update the unit title subdivision plan to reflect the amended units.
Consents Required	**Resource Management Act 1991** • A **discretionary** activity pursuant to section 127(3)(a) of the RMA, which deems any application to change or cancel consent conditions to be a discretionary activity. It is proposed to change conditions of resource consent RM241107 to change 12 x 3-bedroom units into 24 x 1-bedroom units. Overall, the application is a **discretionary** activity.
Written Approvals	TBC
Other consents/permits	N/A

Quality assurance

Prepared by	Roz Devlin	Senior Planner	19 September 2025
Reviewed by	Blair Devlin	Director/Senior Planner	19 September 2025

2. Introduction

This report is submitted as part of the application by Kawarau Developments Limited ("the applicant") for resource consent from the Queenstown Lakes District Council ("Council") to change Land Use Condition 1 of resource consent RM241107 to change a multi-unit townhouse block containing 12 x 3-bedroom units into 24 x 1-bedroom units with consequential alterations to the approved building elevations and floor plans and an overall increase in the total residential units from 81 to 93; to change Land Use Condition 30 to update the visitor accommodation operational conditions to refer to 1-bedroom units; and to change Subdivision Condition 1 of resource consent RM241107 to update the unit title subdivision plan to reflect the amended units, at 8 Juniper Place, Queenstown. The Record of Title for the site is appended as Attachment **[B]** and the relevant instruments are Attachments **[B1]** to **[B5]**. A copy of RM241107 Decision is appended as Attachment **[C]**. Plans prepared by Redwood are appended as Attachment **[D]**. Landscape Concept Plans prepared by DCM Urban are appended as Attachment **[E]**. Proposed Subdivision Plans prepared by Patersons are appended as Attachment **[F]**. An Infrastructure Assessment prepared by Patersons is appended as Attachment **[G]** and an Integrated Transport Assessment prepared by Traffic Planning Consultants is appended as Attachment **[H].** The purpose of this report is to provide sufficient information to enable a full understanding of the proposal and any effects that the proposal may have on the environment. This assessment has relied on the plans and specialist advice appended to this report.

3. The Site

3.1 Existing environment

The subject site is 8,017m^2 in area and is located at 8 Juniper Place. The site is irregular in shape, gradually slopes north to south, and is currently vacant and is being used as a set down area for Stage 1. The site is accessed via Juniper Place, off Copper Beech Avenue in Frankton. Refer to Figure 1 below for a location map.



Figure 1: Site Location

3.2 Surrounding environment

The wider surrounding environment includes built form that is made up of a mixture of typical low density residential detached residential dwellings, as well as medium density townhouses, and higher-density multi-unit residential and visitor accommodation development. The Remarkables Park shopping centre and Wakatipu High School are located within walking distance from the project location. Public transport links (bus stops) are close by at the shopping centre and high school. The surrounding environment is illustrated in Figure 2 below.

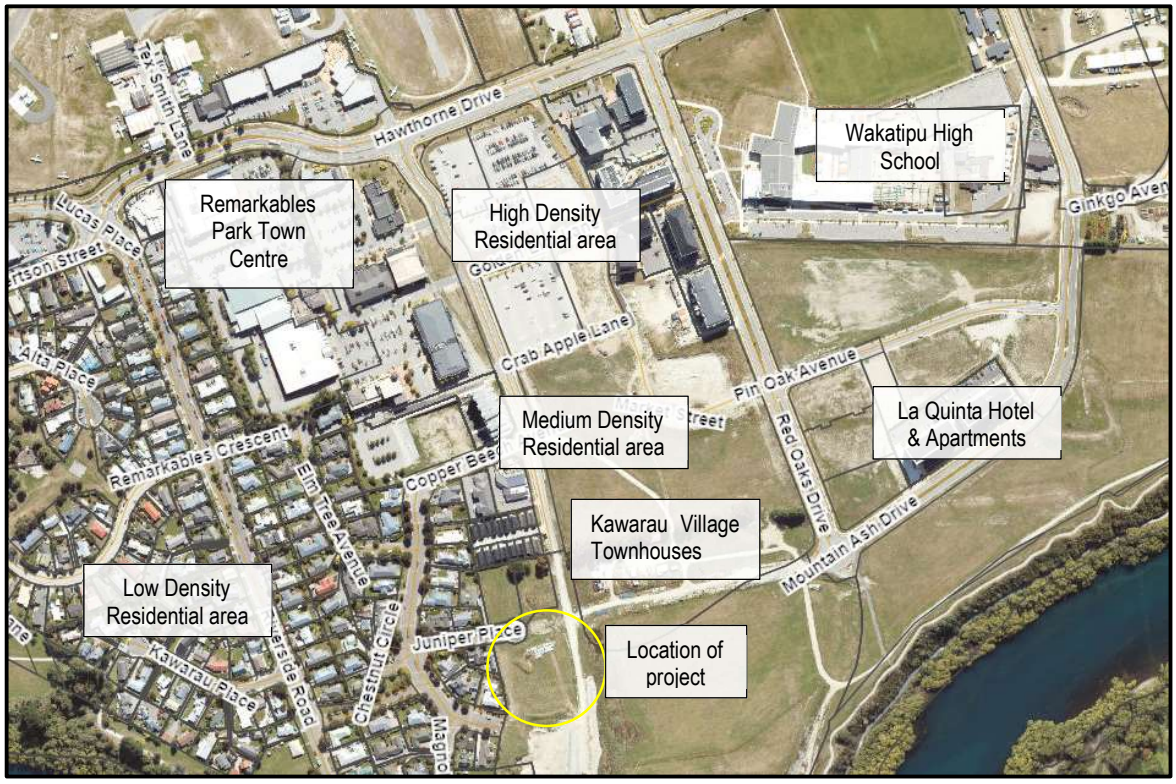
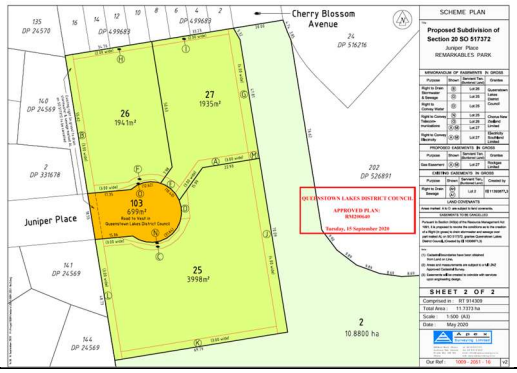
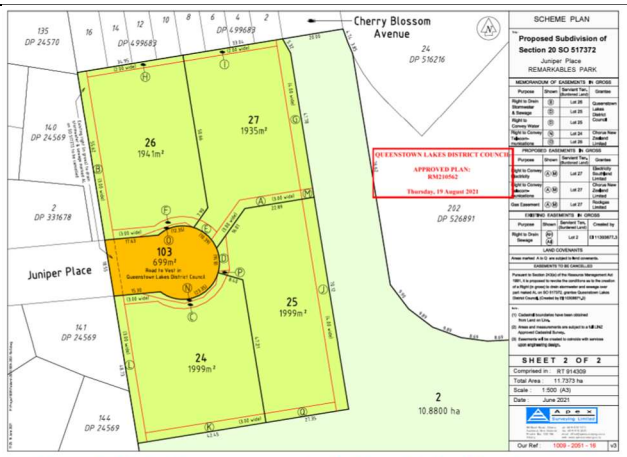
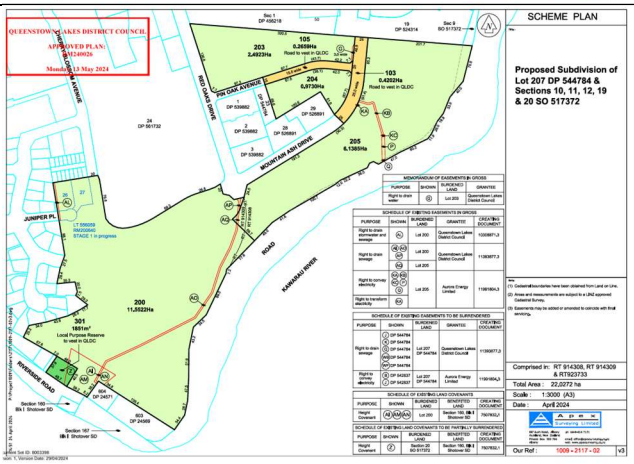


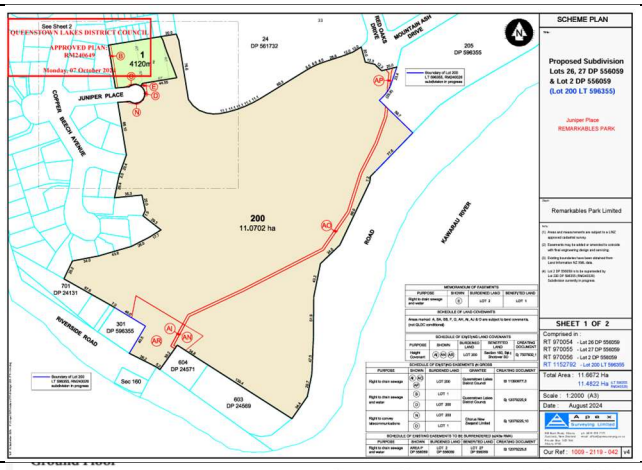
Figure 2: Map indicating activities in the surrounding environment

3.3 Site History

The following recent resource consents are of relevance to this application:

RM200640 - Remarkables Park Limited Amend Conditions 1, 7, 13,14, 15 & 16 Of RM170087 To Increase the Number Of Lots At Juniper Place, Frankton. Decision Issued - 15/09/2020	

RM210562 - Remarkables Park Limited Variation of RM170087 to provide for one additional lot by splitting proposed Lot 25 into two and provide for a staging condition at Mountain Ash Drive, Frankton, Queenstown. Decision Issued - 19/08/2021	
RM240026 - Remarkables Park Limited Application - To Undertake a 4 Lot Subdivision, and 2 Lots to Vest as Road, 1 Lot to Vest as Reserve, at Mountain Ash Drive and Pin Oak Avenue, Frankton, Queenstown. Decision Issued - 13/05/2024.	
RM240614 – Kawarau Developments Limited – application for a combined land use and unit title subdivision consent to construct 39 residential units, and to enable visitor accommodation within the residential units, with associated carparking, landscaping, access and earthworks, at 7 and 9 Juniper Place, Frankton Queenstown. Decision Issued – 12/11/2024. This is Stage 1 of the Juniper Place Development. Construction is currently underway.	

RM240649 – boundary adjustment subdivision to facilitate the development proposed under RM240614 given the eastern buildings extend over the boundary.	
RM241107 – 81 residential units and associated unit title subdivision. This is Stage 2 of the Juniper Place Development. Works have not yet commenced. This consent is subject to this s127 application.	

3.4 Consent notices and private land covenants/caveats

There are several RMA consent notices listed on the Record of Title:

Consent Notices

- Consent Notice 9022448.7 – **Attachment [B1]**. Of relevance is condition 3, which requires future buildings erected on Lots 1-3 DP 450751 to have foundations designed by a suitably qualified engineer in accordance with the liquefaction report. This condition however has been cancelled as per Consent Notice variation 12078225.4 **Attachment [B4]**
- Consent Notice 10963080.7 – **Attachment [B2]**. The land subject to this consent notice relates to land east of Cherry Blossom Avenue, and does not involve the subject site (RM161233).
- Consent Notice 11393877.6 – **Attachment [B3]**. Consent notice conditions relate to temporary roading stormwater disposal infrastructure on the site, and the location of the infrastructure is shown in document titled 'Roading Stormwater Disposal Agreement 2'.
- Consent Notice 12078225.4 – **Attachment [B4]**. Cancellation of condition 3 of Consent Notice 9022448.7
- Consent Notice 12078225.7 – **Attachment [B5]**. This consent notice relates to the liquefaction potential and a Tonkin & Taylor geotechnical assessment summary letter.

Caveat

- Caveat by Queenstown Lakes District Council 8139939.1 – **Attachment [B6].** This relates to a Record of Determination of Appeal by the (then) Planning Tribunal New Zealand under Decision No C3/93 dated 29 January 1993. It is not considered relevant part of the title.

Private Land Covenants (not imposed under Section 108 RMA)

Private land covenants are not imposed under s.108 of the RMA and are a private arrangement between the parties. These can be provided on request but are not considered relevant to resource management purposes.

- Land Covenant in Easement Instrument 7507832.1 – Private covenant. QLDC is not party to this land covenant.
- Land Covenant in Transfer 7596490.2 – Private covenant. QLDC is not party to this land covenant.
- Land Covenant in Transfer 8701239.4 – Private covenant. QLDC is not party to this land covenant.

4. The Proposal

4.1 Approved development

Resource consent RM241107 approved the construction of 81 residential units comprising 14 x 2-bedroom units and 67 x 3-bedroom units within 10 blocks, and to enable visitor accommodation within the units, with associated car parking, landscaping, access and earthworks. RM241107 also approved a unit title subdivision of the 81 residential units and associated carpark areas and commonly owned spaces.

This development is Stage 2 of the wider Juniper Place Development, with Stage 1 to the north currently under construction via RM240614, being 39 residential units within 5 blocks (all 3-bedroom units), visitor accommodation, and unit title subdivision.

4.2 Proposed amendments

The proposal seeks to change a multi-unit townhouse block in the south-west of the Stage 2 Juniper Place Development from 12 x 3-bedroom units, as approved, to 24 x 1-bedroom units. Stage 2 would then contain a mix of 1-bed, 2-bed and 3-bed units, with an increase in total residential units from 81 to 93 across the site.

The intention for the variation is to provide greater variety of housing typologies and different options for future residents at different stages of life.

The amendments sought require changes to:

- Land Use Condition 1 of RM241107 to change a multi-unit block from 3-bedroom units to 1-bedroom units with consequential alterations to the approved building elevations, floor plans, and landscaping;
- Land Use Condition 30 of RM241107 to update visitor accommodation operational conditions to refer to 1-bedroom units (currently Condition 30 only refers to 2-bed and 3-bed units as approved);

- Subdivision Condition 1 of resource consent RM241107 to update the unit title subdivision plan to reflect the updated number of units and layout.

The changes sought are described in the next sections.

The proposal does not trigger any additional resource consents under the Operative District Plan than that already assessed under resource consent RM241107. The proposal can be assessed under section 127 of the RMA as it is a change to conditions, and the nature and scale of the proposal means that any adverse effects are unlikely to be materially different from the entire development approved by RM241107.

4.2.1 Built form

The approved plans break the SW block into 4 sets of 3 x 3-bed units, and provide variation in elevations, materials, and rooflines. The proposed redesigned block of 1-bedroom units will similarly be broken into 3 sets of 8 units, with each set containing 4 units at ground floor level and 4 units at first floor level. The first floor level units are accessed in pairs by a shared stair, which is why the block will be broken into even numbers of units, rather than sets of 3 as approved. Refer to Figure 3 below and the Proposed Plans appended as Attachment **[C]**.

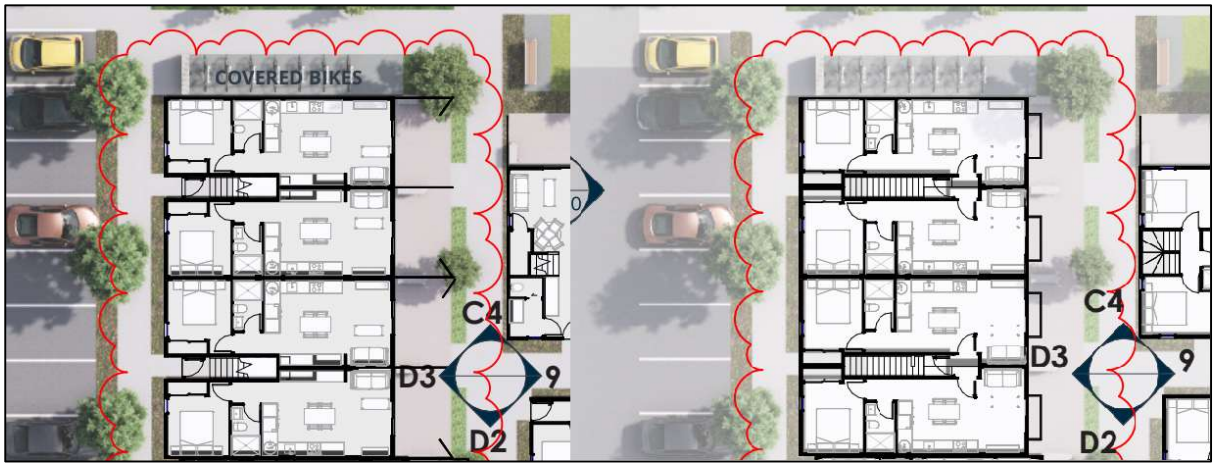


Figure 3: Inset of one set of 1-bed floor plans (showing the shared stairs to first floor)

The amended block of units will occupy the same position within the Stage 2 development and will not result in changes to the approved layout and circulation, car parking, earthworks, and common areas.

As a consequence of the amended unit sizes, the building elevations and roof line will change, as illustrated in Figure 4 below and the Plans. The same overall design is employed with similar variations in materials and roof line. The doors and windows will be amended to reflect the amended units. The proposed finishes are the same as approved, being pre-finished engineered timber cladding (Silver Oak, Dark Cedar and African Ebony) and metal cladding and roofing (FlaxPod Matte) with black aluminum joinery.



Figure 4: Comparison of Elevation 8 – approved and proposed (in red)

The amended block will have the same overall footprint, building height, solar orientation, and generally the same overall external appearance as approved. The revised design will provide outdoor living spaces for residential activities, with ground level courtyards and first floor level balconies. The first floor units will be accessed by the shared stairs and the ground level units will have individual pedestrian access from the interior living space.

The overall landscaping design will remain the same, with minor changes around the revised unit layout, as illustrated by Figure 5 below; for example, trees will be moved slightly and courtyard sizes will decrease.

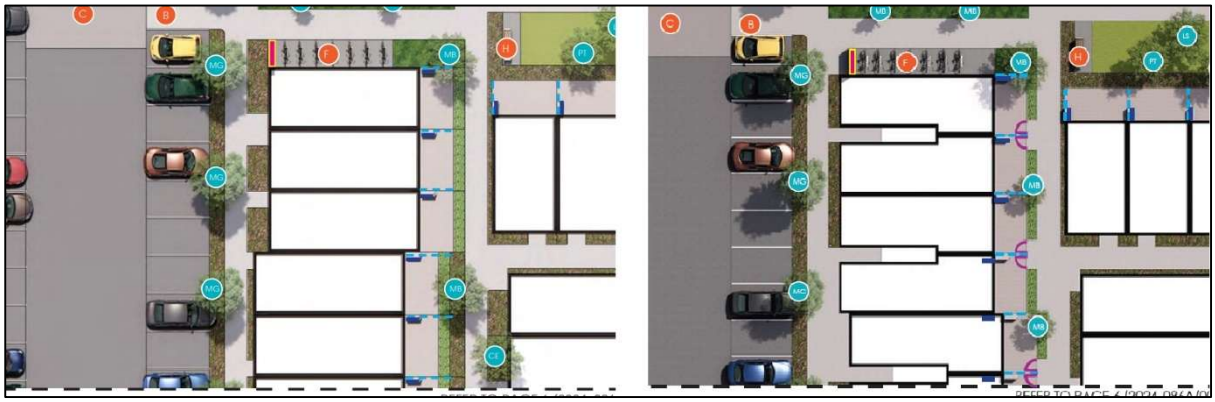


Figure 5: Comparison of landscaping – approved (left) and proposed (right)

4.2.2 Visitor accommodation

It is proposed to update visitor accommodation operational Condition 30 to refer to 1-bedroom units, as this condition only refers to 2-bed and 3-bed units as approved. It is proposed that the 1-bedroom units would be restricted to 2 guests per unit. All other operational conditions, including the Visitor Accommodation Management Plan (VAMP), will continue to apply to the entire development as approved.

4.2.3 Subdivision

The unit title subdivision plan has been amended to reflect the additional units, with the numbering changing from PU78-89 and AU78A-AU89A to PU78-321 and AU78A-132A. There will be minor consequential alterations to the sizes and positioning of the units on the subdivision plan, but overall, it will be very similar to the approved plan.

4.2.4 Transport

RM241107 included breaches of dimensions of residential parking spaces, mobility parking space requirements (there are no mobility parks provided, which was a shortfall of 1 for visitor accommodation up to 85 units) and on-site queueing.

No changes are sought to site access, vehicle and pedestrian circulation and layout, and car parking as approved. The increase in total units from 81 to 93 will be serviced by the same number of car parks as approved (79). There are no minimum parking requirements, and therefore this is not a breach of the District Plan. In the same way as the approved development, the car parking spaces are not communal, but are allocated to a particular unit.

The approved development did not provide any accessible parking spaces, and none are provided by this variation. The requirements for mobility spaces for residential units the Remarkables Park Zone within Chapter 14 Table 1A are:

- 1-10 units – no requirement
- 11-50 units – 1 space
- Up to 100 units – 2 spaces

The increase in units from 81 to 93 will not increase the shortfall in mobility parking spaces (2 spaces); however, a shortfall of one (1) was applied for and approved by RM241107. The shortfall was assessed as being related to visitor accommodation; however, Chapter 14 Table 1A does not include visitor accommodation in the Remarkables Park Zone. The mobility space requirements for the Remarkable Park Zone are for Residential Units, Commercial and Entertainment Activities, Healthcare Services, and Restaurants. This application clarifies that two (2) accessible spaces are required for up to 100 residential units and are not provided.

4.2.5 Infrastructure and services

An updated Infrastructure Feasibility Report is appended as Attachment **[E]**, which details how increase in total units from 81 to 93 will be serviced.

4.2.6 Changes to Conditions of RM241107

Wording Sought

To enable the proposal described above, changes to Land Use Conditions 1 and 30, and Subdivision Condition 1 of RM241107 are sought (deletions in ~~strikethrough~~ and additions in **bold underline**):

Land use Conditions:

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:

- ~~'Kawerau Villas_Lot 2 – 7 Juniper Place, Frankton, Queenstown – Resource Consent' Plan Set pages 1 to 20, Rev 4 dated 18 March 2025 and prepared by Redwood Group Limited~~ **'Kawerau Villas_Lot 2 – 7 Juniper Place, Frankton, Queenstown – Resource Consent Variation' Plan Set pages 1 to 21, dated 3 September 2025 and prepared by Redwood Group Limited**
- ~~'Proposed Unit Development (Stage 2) 38 Copper Beech Avenue Balance of Lot 200 DP 612604 (RT 1220849)' Rev E dated 07 March 2025 and prepared by Redwood Group Limited and Patersons Limited~~ '**Proposed Unit Development (Stage 2) 8 Juniper Place Lot 2 DP 617055 (RT 1236763)' dated 18 September 2025 prepared by Redwood Group and Patersons Limited.**
- ~~'Proposed Unit Development (Stage 2) 38 Copper Beech Avenue / Juniper Place Bulk Earthworks Design Contours' Rev E dated 04 March 2025 and prepared by Redwood Group Limited and Patersons Limited~~
- **'Proposed Unit Development Stage 2 Bulk Earthworks Design Contours' Rev D dated 19 September 2025 and prepared by Redwood Group Limited and Patersons Limited**
- ~~'Proposed Unit Development (Stage 2) 38 Copper Beech Avenue / Juniper Place Bulk Earthworks Cut / Fill Contours' Rev E dated 04 March 2025 and prepared by Redwood Group Limited and Patersons Limited~~ **'Proposed Unit Development Stage 2 Bulk Earthworks Cut / Fill Contours' Rev D dated 19 September 2025 and prepared by Redwood Group Limited and Patersons Limited**
- 'Proposed Unit Development (Stage 2) 38 Copper Beech Avenue / Juniper Place Bulk Earthworks Existing SW Services 10m Highlight' Rev A dated 04 March 2025 and prepared by Redwood Group Limited and Patersons Limited
- ~~'7 Juniper Place (Stage 2) Landscape Concept – Redwood Group' Plan Set pages 1 to 12, Rev AG dated 03 March 2025 and prepared by DCM Urban Design Limited~~ **'7 Juniper Place (Stage 2) Landscape Concept – Redwood Group' Plan Set pages 1 to 12, Rev AJ dated 8 August 2025 and prepared by DCM Urban Design Limited**
- 'Environmental Management Plan Lots 1 to 3 Juniper Place' Rev A dated 16 December 2024 and prepared by Enviroscope Limited
- 'Remarkables Park Special Zone, Frankton Detailed Site Investigation – Remarkables Park Ltd' Version 3.0 dated 10 August 2018 and prepared by e3 Scientific Limited
- ~~'Proposed Residential Development - Lot 2 7 Juniper Place Queenstown – Integrated Transport Assessment' Rev C dated 12 December 2024 and prepared by Traffic Planning Consultants Ltd~~ **'Proposed Residential Development - Lot 2 7 Juniper Place Queenstown – Integrated Transport Assessment' Rev D dated 19 September 2025 and prepared by Traffic Planning Consultants Ltd**

stamped as approved on 21 May 2025 **and as approved by RM25XXXX on XX 2025**

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

Visitor Accommodation Activities – Operational Conditions

30. The maximum number of persons staying within any unit shall be restricted to **two (2) persons within the 1-bedroom units and** four (4) persons within the 2-bedroom units and six (6) persons within the 3-bedroom units at any one time, consisting of a maximum of two adults per bedroom.

Subdivision Conditions:

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
   - ~~'Kawerau Villas_Lot 2 – 7 Juniper Place, Frankton, Queenstown – Resource Consent' Plan Set pages 1 to 20, Rev 4 dated 18 March 2025 and prepared by Redwood Group Limited~~ **'Kawerau Villas_Lot 2 – 7 Juniper Place, Frankton, Queenstown – Resource Consent_Variation' Plan Set pages 1 to 21, dated 3 September 2025 and prepared by Redwood Group Limited**
   - ~~'Proposed Unit Development (Stage 2) 38 Copper Beech Avenue Balance of Lot 200 DP 612604 (RT 1220849)' Rev E dated 07 March 2025 and prepared by Redwood Group Limited and Patersons Limited~~ '**Proposed Unit Development (Stage 2) 8 Juniper Place Lot 2 DP 617055 (RT 1236763)' dated 18 September 2025 prepared by Redwood Group and Patersons Limited.**
   - ~~'Proposed Unit Development (Stage 2) 38 Copper Beech Avenue / Juniper Place Bulk Earthworks Design Contours' Rev E dated 04 March 2025 and prepared by Redwood Group Limited and Patersons Limited~~
   - **'Proposed Unit Development Stage 2 Bulk Earthworks Design Contours' Rev D dated 19 September 2025 and prepared by Redwood Group Limited and Patersons Limited**
   - ~~'Proposed Unit Development (Stage 2) 38 Copper Beech Avenue / Juniper Place Bulk Earthworks Cut / Fill Contours' Rev E dated 04 March 2025 and prepared by Redwood Group Limited and Patersons Limited~~ **'Proposed Unit Development Stage 2 Bulk Earthworks Cut / Fill Contours' Rev D dated 19 September 2025 and prepared by Redwood Group Limited and Patersons Limited**
   - 'Proposed Unit Development (Stage 2) 38 Copper Beech Avenue / Juniper Place Bulk Earthworks Existing SW Services 10m Highlight' Rev A dated 04 March 2025 and prepared by Redwood Group Limited and Patersons Limited
   - ~~'7 Juniper Place (Stage 2) Landscape Concept – Redwood Group' Plan Set pages 1 to 12, Rev AG dated 03 March 2025 and prepared by DCM Urban Design Limited~~ **'7 Juniper Place (Stage 2) Landscape Concept – Redwood Group' Plan Set pages 1 to 12, Rev AJ dated 8 August 2025 and prepared by DCM Urban Design Limited**

stamped as approved on 21 May 2025 **and as approved by RM25XXXX on XX 2025**

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

5. Matters Requiring Consent

5.1 Resource Management Act 1991

- A **discretionary** activity pursuant to section 127(3)(a) of the RMA, which deems any application to change or cancel consent conditions to be a discretionary activity. It is proposed to change Land Use Conditions 1 and 30 of resource consent RM241107 to change 3-bedroom units to 1-bedroom units and to update visitor accommodation to refer to 1-bedroom units; and to change Subdivision Condition 1 of resource consent RM241107 to update the unit title subdivision plan to reflect the updated units.

Overall, the application is a **discretionary** activity.

5.2 Scope of Application

This application is for all matters requiring resource consent. If the Council is of the view that resource consent is required for alternative or additional matters to those identified in this AEE, it has the discretion to grant consent to those matters as well as or in lieu of those identified in this AEE. If the Council is of the view that the activity status of any of the matters requiring consent is different to that described in this AEE, or that some or all of the matters requiring consent should be bundled or unbundled in a way that results in a different outcome to that expressed in this AEE, the Council has the ability under Section 104(5) of the Resource Management Act 1991 ("Act") to process the application regardless of the type of activity that the application was expressed to be for.

6. Assessment of Environmental Effects

6.1 Permitted baseline/receiving environment

Residential *activity* is permitted under Rule 12.11.3.1 and it is a permitted activity to conduct 100m^3 of earthworks within the Remarkables Park Zone, which complies with all other standards. All buildings, subdivision and visitor accommodation activity within Activity Area 4 of the Remarkables Park Zone requires a controlled activity consent.

The site has a consented baseline receiving environment of 81 residential units, with associated works and unit title subdivision. This forms a consented baseline that is considered of relevance to this assessment.

6.2 Effects of the amended built form

The relevant matters of control for new buildings listed within Rule 12.11.3.2 i have been used to structure the assessment of environmental effects below.

6.2.1 The external appearance of buildings

The external appearance of the proposed amended building is similar to that approved, being modern, minimalist architecture in which the style and building form has been carefully designed to complement the alpine setting and building styles commonly found within the District. The use of vertical pre-finished engineered timber cladding, paired with the darker accents of the roof and windows gives the structures a contemporary and timeless aesthetic suitable for the urban environment. The varied roof line, staggered alignment of the townhouses and façade elements including glazing, doors, canopies provide visual interest and breaks up monotony and bulk of the built form. The external appearance of the proposed buildings is a consistent continuation of Stage 1 Juniper Place approved by RM240614 and the rest of Stage 2 as approved by RM241107.

The Operative District Plan has an 'information requirement' that:

> *Any application for a new building under this rule, or any application for any modification to an existing building, shall be accompanied by a statement from the Remarkables Park Design Review Board (see Implementation Methods of Objective 4), except that if the new building is small in scale (one storey only, with a floor plate of less than 500 m2), or if the modification to the existing building does not increase the height of the building or the volume of the building by more than 10 percent, the application need not be reviewed by the Remarkables Park Design Review Board but may be accompanied by a report by a qualified urban designer.*

The original proposal was approved by the Remarkables Park Design Review Board. As per the above 'information requirement', the proposed amendment does not increase the height of the approved building or increase the volume of the building by more than 10 percent. As such, an updated Remarkables Park Design Review Board statement is not required. For the avoidance of doubt, this application has been prepared by a qualified urban designer and planner.

Given that the proposed amended building design is in keeping with the approved development, it is considered that any adverse effects is regard to external appearance would be less than minor.

6.2.2 Relation to roads

The approved development has access off the Juniper Place cul-de-sac onto two communal carparking areas which serve the site, with pedestrian access also provided from Juniper Place leading internally into the development. The approved entrances are delineated with a combination of amenity planting, signage and split face stone walls/finishes which provide visual interest, wayfinding, and a clear delineation of the public/private interface. The streetscape is enhanced by landscaping along Juniper Place and within the site.

No changes are proposed to the access and overall site design as approved. It is considered that any adverse effects arising from the proposed amended building in relation to roads are less than minor.

6.2.3 Relation to internal boundaries

No changes are proposed to the buildings in relation to internal boundaries as approved. It is therefore considered that any adverse effects arising from the proposed amendments in relation to internal boundaries are less than minor.

6.2.4 Effect on landscape and visual amenity values and view corridors

The amended Proposed Landscape Concept Plans appended as Attachment **[E]** will continue to provide a well landscaped development, with landscaping ensuring that the amended built form is softened and visual amenity values within the site and along the streetscape are enhanced. The amended building design would require minor changes to the landscaping plans as noted above, although the building will occupy the same overall footprint as the approved block. No changes are sought to the overall landscape concept, including plant species, fences, and materials.

Overall, adverse effects from the proposed amended building in regard to landscape and visual amenity are considered to be less than minor.

6.2.5 Vehicle access

No changes are proposed to vehicle access as approved. It is therefore considered that any adverse effects from the amendments in this regard will be less than minor.

6.2.6 Outdoor living space for residential activities

Each ground level 1-bedroom residential unit will have a courtyard comprising of concrete exposed aggregate patio and soft landscaping, separated from communal spaces, and accessible from the indoor living area. The courtyards will be smaller than those approved for the original 3-bedroom units. The first floor level units will have a small balcony accessible from the indoor living space (refer to Elevation D3 on the Proposed Plans at page 13). One communal outdoor area is provided centrally within the development, along with planting and hedging as shown on the approved Landscape Concept Plan. No changes are proposed to communal areas and pedestrian circulation.

Overall, adverse effects in relation to private outdoor living spaces for residential activities from the proposed amendment are considered to be less than minor.

6.2.7 Street scene including landscaping

No major changes are proposed to the approved streetscape, which will be enhanced through attractive stonework, landscaping and built form. Some trees and areas of groundcover will be relocated to reflect the updated unit layout. The proposed amended building will appear similar to the approved block within the streetscape. It is therefore considered that any adverse effects from the amendments in this regard will be less than minor.

6.2.8 Provision for pedestrian and access linkages

The proposal will not result in changes to approved pedestrian linkages. It is therefore considered that any adverse effects from the amended proposal in this regard will be less than minor.

6.2.9 The location, layout and landscaping of, and access to, off-street car-parks

No changes are proposed to car parking and perimeter landscaping. It is considered that any adverse effects from the amended building design in regard to the location, layout and landscaping and access to off-street car parks will be less than minor.

6.2.10 Solar orientation and prevailing winds

The amended building design will retain the same orientation within the site with outdoor living spaces facing east. Each unit will have windows facing east and west, similar to the approved built form. Overall, it is considered that any adverse effects from the amended proposal in regard to solar orientation and prevailing winds will be less than minor.

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

The amended building design will occupy the same overall space within the development, with no changes required to the approved earthworks design. It is therefore considered that any adverse effects from the amended proposal in relation to the scale and nature of the earthworks and the disposal of excess material will be less than minor.

6.3 Effects of amended visitor accommodation condition

It is proposed to include the 1-bedroom units within the approved operational conditions for visitor accommodation, with a restriction of 2 guests per unit. It is considered that this restriction on guest numbers per unit is appropriate and in keeping with the development as approved, which restricts guest numbers to 4 per 2-bed unit and 6 per 3-bed unit. The amended wording sought to Condition 30 is included below for ease of reference:

30. The maximum number of persons staying within any unit shall be restricted to **two (2) persons within the 1-bedroom units and** four (4) persons within the 2-bedroom units and six (6) persons within the 3-bedroom units at any one time, consisting of a maximum of two adults per bedroom.

Overall, it is considered that with the approved operational conditions and Visitor Accommodation Management Plan (VAMP), the potential use of the 1-bedroom units for visitor accommodation will not result in any adverse effects that would be minor or more than minor in regard to the following matters:

- Compatibility with surrounding land use, character and amenity.
- Noise, vibration, lighting and loss of privacy.
- Traffic generation and vehicle access.
- Safety.
- Litter and waste and cumulative effects in conjunction with other activities in the vicinity.
- Nature and scale of activities, and hours of operation.
- The scale and nature of the earthworks and the disposal of excess material.

6.4 Effects of amended subdivision

The approved subdivision design was assessed against the relevant matters of control:

- 15.2.6.1 Lot Sizes, Averages and Dimensions.
- 15.2.7.1 Subdivision Design.
- 15.2.8.1 Property Access.
- 15.2.10.1 Natural and other hazards.
- 15.2.11.1 Water supply.
- 15.2.12.1 Stormwater Disposal.
- 15.2.13.1 Sewage Treatment and Disposal.
- 15.2.15.1 Energy and telecommunications.
- 15.2.16.1 Open Space and Recreation.
- 15.2.17.1 Vegetation and Landscaping.
- 15.2.18.1 Easements.

The only changes required to accommodate the block of 1-bedroom units are an overall increase in the number of units and accessory units, as shown on the Proposed Subdivision Plans prepared by Patersons appended as Attachment **[F]**, with a slightly different overall footprint, and ground and first floor unit layouts.

An Infrastructure Assessment prepared by Patersons is appended as Attachment **[G]** and considers that the proposed development can be serviced as follows:

- The provision of a water supply lateral connection to the development from QLDC's existing 250mm main in Juniper Place is considered feasible.
- The provision of a firefighting water supply for the development from the existing QLDC reticulated hydrants within Jupiter Place and Copper Beach Avenue in accordance with the requirements of PAS SNZ4509:2008 is deemed sufficient.
- The wastewater pipe network has suitable capacity for the proposed development and no network capacity constraints are known or likely.
- Each unit will be connected to a new private 150mm reticulation via individual 100mm gravity laterals for stormwater. Based on these calculations a section of pipeline will need to be increased from 675mm to 750mm to have sufficient capacity to accommodate the primary runoff from the development.
- Detailed design for the stormwater reticulation including treatment will be provided prior to the commencement of works for QLDC acceptance.
- The proposed development will be provided with power via the Lakeland network.
- The proposed development will be provided with telecommunications and data via the existing Chorus network located within Juniper Place.

It is therefore considered that any adverse effects from the amended subdivision design and provision of infrastructure in regard to the matters of control listed above will be less than minor.

6.5 Transport effects

An Integrated Transport Assessment prepared by Traffic Planning Consultants in Attachment **[H]** has assessed the amended proposal to increase the number of units and introduce 1-bedroom units. As noted above, there was a shortfall in total parking spaces for the approved development, and this variation will increase the shortfall with 14 units not having their own parking space. This is not a breach of the District Plan; however, as there are no minimum parking requirements.

With regard to the shortfall of mobility parking spaces (where 2 are required but none are provided), the Integrated Transport Assessment considered that:

- Given the parking arrangement, it is anticipated that accessible spaces could be provided on the end of parking rows if the demands require such but at this stage landscaping was considered a better outcome for the site.
- Any future tenants would be aware of the parking arrangement before purchasing a property.
- For these reasons, the proposed parking arrangement will have minimal effect and is therefore considered acceptable.

Overall, in relation to wider transport matters, the Integrated Transport Assessment concluded that:

- The potential residential development for the site is considered feasible in terms of a transportation perspective.
- The proposed internal vehicle and pedestrian circulating areas are configured to an appropriate standard and will operate in a manner that minimises any potential impacts on safety.
- The estimated traffic generation of the proposal is likely to be about 548 traffic movements per day with peak hour traffic generation of about 55 traffic movements per hour based on 93 residential dwellings within the subject site.
- The estimated traffic generated by the proposal can be accommodated on the nearby road network with no upgrades to existing infrastructure required.
- The site is considered to have a high level of accessibility to public transportation, walking, and cycling and the effects of private car travel from the proposal will be minimised.
- Potential adverse effects on the operation and safety of the surrounding road network will be no more than minor.

The findings of the Integrated Transport Assessment are accepted. Overall, it is considered that any adverse transport effects of the amended proposal will be less than minor.

6.6 Positive effects

The proposal will result in a positive effect from enabling an additional housing typology that will contribute to diversity, supply, and cater for people at different stages of life, within close proximity to the Remarkables Park Town Centre amenities, public transport routes, and active transport networks.

6.7 Summary of effects

Resource consent is sought to change a block of 3-bedroom units to 1-bedrooms units, with associated changes to visitor accommodation and subdivision. Overall, the development continues to be appropriate in terms of built form and scale, as anticipated by the Activity Area 4 provisions and the overall direction of the Remarkables Park Zone. The amended proposal will provide positive effects with regard to an additional housing typology and supply in close proximity to public and active transport and amenities. Overall, any adverse effects of the amended proposal can all be suitably avoided, remedied or mitigated.

7. Public and Limited Notification

7.1 Public Notification

Step 1 – Mandatory notification in certain circumstances (s95A(1)(3):

- The applicant has not requested that the application be publicly notified.
- The applicant has not refused to provide information or agree to the Commissioning of a report.
- The application does not involve exchange of recreation reserve land.

Step 2 – Public notification precluded in certain circumstances (s95(5))

- The proposal is not subject to a rule or NES that precludes public notification
- The proposal is not for a controlled activity or a boundary activity.

Step 3 – (s95(8))

- There are no rules or NES that require public notification.
- The proposal will not have adverse effects that are more than minor.

Step 4 – Special circumstances (s95(9))

- No special circumstances exist in relation to this application.

The application is therefore not precluded from public notification.

7.2 Limited Notification

Step 1 – Certain affected groups and affected persons must be notified (s95B(3))

- No listed statutory persons or groups are affected by the proposal.

Step 2 – Limited notification precluded in certain circumstances (s95B(6))

- There is no rule or NES that precludes limited notification.
- The application is not for a controlled activity.

Step 3 – Certain Affected Persons Must be Notified (s95B(7))

- There are no persons who are considered to be directly affected by the proposed variation, or with regard to the public generally.

Step 4 – Special circumstances (s95B(10))

- No special circumstances exist in relation to this proposal.

This application can be notified or limited notified. It is requested that the change to conditions application be processed on a non-notified basis, as the proposal is in accordance with the outcomes provided for by the Remarkables Park Zone and the underlying resource consent.

8. Policy Framework

8.1 Operative Regional Policy Statement (2019)

The Otago Regional Policy Statement (ORPS-2019) became fully operative on 4 March 2024. The relevant objectives and policies are as follows:

Policy 1.1.1 Economic wellbeing Provide for the economic wellbeing of Otago's people and communities by enabling the resilient and sustainable use and development of natural and physical resources.	The proposal will provide for the economic wellbeing of the applicant and future residents through the provision of an additional housing typology in close proximity to shops and amenities, in a district with a severe housing supply and affordability problem, the worst in New Zealand. Given that the proposal provides additional housing supply in the district of higher density, the proposal is considered to be a sustainable use and development of natural and physical resources.
Policy 1.1.2 Social and cultural wellbeing and health and safety Provide for the social and cultural wellbeing and health and safety of Otago's people and communities when undertaking the subdivision, use, development and protection of natural and physical resources by all of the following: a) Recognising and providing for Kāi Tahu values; b) Taking into account the values of other cultures; c) Taking into account the diverse needs of Otago's people and communities; d) Avoiding significant adverse effects of activities on human health; e) Promoting community resilience and the need to secure resources for the reasonable needs for human wellbeing; f) Promoting good quality and accessible infrastructure and public services.	The proposal will provide for the social wellbeing and health and safety of future residents within the Queenstown community, by enabling housing of a different typology to a standard standalone house, and providing a housing option for different people and different stages of life. The site is not located within a Wahi Tupuna. Adverse effects on human health are avoided and/or mitigated. The proposed development will encourage the need for better quality public transport services in the District.
SOIL EROSION	
Objective 4.5 Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments.	The site is located within an urban zone, in AA4 where higher density is anticipated and located within close proximity and walking distance to Remarkables Town Centre. The site provides a transition from the lower density AA1 activity area.
Policy 4.5.1 Providing for urban growth and development Provide for urban growth and development in a strategic and co-ordinated way, including by: … c) Ensuring that there is sufficient housing and business land development capacity available in Otago; … e) Coordinating the development and the extension of urban areas with infrastructure development programmes, to provide infrastructure in an efficient and effective way. f) Having particular regard to: … v. Avoiding land with significant risk from natural hazards;	c) The proposal seeks to provide additional housing capacity within the Remarkables Park Zone and contributes to a variety of housing typologies of medium density. e) The proposal is located within an urban area where there is adequate infrastructure with regard to transport and servicing. g) The proposal seeks to provide housing of medium density, and is therefore considered to be an efficient use of land within an appropriately located urban area. f) v. The site is located within an area with low liquefaction risk. No other natural hazards have been identified on the site. h) The proposal will not result in reverse sensitivity effects. The surrounding environment is residential in nature.

g) Ensuring efficient use of land; h) Restricting urban growth and development to areas that avoid reverse sensitivity effects unless those effects can be adequately managed; …	
Policy 4.5.3 Urban design Design new urban development with regard to: a) A resilient, safe and healthy community; b) A built form that relates well to its surrounding environment; c) Reducing risk from natural hazards; d) Good access and connectivity within and between communities; e) A sense of cohesion and recognition of community values; … h) A diverse range of housing, commercial, industrial and service activities; …	a-b) the proposal has been carefully designed to ensure a resilient, safe and healthy community.0 c) The site is located within an area with low liquefaction risk. No other natural hazards have been identified on the site. d) the proposal provides for good access and connectivity between existing communities, and provides for opportunities for good access and connectivity with future communities e) the proposal has been carefully designed to ensure the proposed townhouses are cohesive with the streetscape and existing communities. h) The proposal enables a diverse range of housing typologies within the zone, with a smaller unit size to cater for different stages of life.
Policy 4.6.5 Managing contaminated land Ensure contaminated or potentially contaminated land does not pose an unacceptable risk to people and the environment, by: a) Assessing and, if required, monitoring contaminant levels and environmental risks; b) Protecting human health in accordance with regulatory requirements; c) Minimising adverse effects of the contaminants on the environment.	Naturally occurring arsenic has been detected within the Remarkables Park Zoned land, including the subject site. A Detailed Site Investigation Report for the approved proposal confirms that the levels of arsenic are below background concentrations, and pesticide and heavy metal concentrations are below the NES-CS soil contaminant standards.

Overall, the proposed change to conditions is consistent with the relevant objectives policies under the ORPS-2019.

8.2 Proposed Regional Policy Statement (2021)

The PORPS was separated into two parts: a freshwater and a non-freshwater planning instrument, following a determination by the High Court in 2021. The Otago Regional Council notified its decisions on submissions on the Proposed Otago Regional Policy Statement (2021) PORPS on 30 March 2024. The relevant objectives and policies are as follows:

UFD-O1 Form and function of urban areas The form and functioning of Otago's urban areas: 1. reflects the diverse and changing needs and preferences of Otago's people and communities, now and in the future, and 2. maintains or enhances the significant values and features identified in this RPS, and the character and resources of each urban area.	1. The proposal enables an additional 1-bedroom medium density housing typology, which reflects the changing needs of the community now and in the future. 2. The proposal will maintain the values and features of the surrounding environment, and will enhance the character of the Remarkables Park Zone urban area.
UFD-O2 – Development of urban areas The development and change of Otago's urban areas: 1. improves housing choice, quality, and affordability, …	1. The proposal will improve the housing choice, quality and affordability through the provision of an additional 1-bedroom unit housing typology. 3. The proposal respects and enhances the surrounding urban built environment

3. respects and wherever possible enhances the area's history, setting, and natural and built environment, 4.. delivers good urban design outcomes, and improves liveability, 5. improves connectivity within urban areas, particularly by active transport and public transport, 6. minimises conflict between incompatible activities, 7. manages the exposure of risk from natural hazards in accordance with the HAZ–NH – Natural hazards section of this RPS, 8. results in sustainable and efficient use of water, energy, land, and infrastructure, 9. achieves integration of land use with existing and planned development infrastructure and additional infrastructure and facilitates the safe and efficient ongoing use of regionally significant infrastructure, 10. achieves consolidated, well designed and located, and sustainable development in and around existing urban areas as the primary focus for accommodating the region's urban growth and change, and 11. is guided by the input and involvement of mana whenua.	4. The proposal has been carefully designed, and delivers good urban design outcomes. 5. The proposal provides opportunities to improve connectivity to both existing and future urban areas. 6. The proposal will not result in or contain any conflicting or incompatible activities 7. The site is located within an area with low liquefaction risk. No other natural hazards have been identified on the site. 8. The proposed additional 1-bedroom units are considered to be a sustainable and efficient use of land. 9. The proposal provides for good access and connectivity between existing communities, and provides for opportunities for good access and connectivity with future communities. The site is located within close proximity of public transport infrastructure. 10. The proposal is located within an existing urban area. The additional housing typology proposed is considered to achieve a consolidated and well-designed development. 11. The site is not located within a Wahi Tupuna or site of significance to iwi. Standard accidental discovery protocols will be adhered to whilst conducting earthworks, as approved.
UFD – P3 Urban Intensification Within urban areas intensification is enabled where it: 1. contributes to establishing or maintaining the qualities of a well-functioning urban environment, 2. is well-served by existing or planned development infrastructure and additional infrastructure, 3. meets the greater of demonstrated demand for housing and/or business use or the level of accessibility provided for by existing or planned active transport or public transport, 4. addresses an identified shortfall for housing or business space, in accordance with UFD–P2, 5. addresses issues of concern to iwi and hapū, including those identified in any relevant iwi planning documents, and 6. manages adverse effects on values or resources identified by this RPS that require specific management or protection.	1. The proposal will contribute to establishing a well-functioning urban environment, by locating an additional small medium density housing typology within an existing urban area, therefore enhancing the urban environment and streetscape 2. The site is located within close proximity of existing public transport infrastructure and can be adequately serviced. Increased land use/density within an urban area will also encourage funding for better public transport services. 3. The proposal responds to the demand in housing needs by providing 1-bedroom units to contribute to housing choice. 4. As above, the proposal addresses the shortfall in housing needs. 5. The proposal is not located within an area of Wahi Tupuna or significance to iwi. Standard accidental discovery protocols will be adhered to whilst conducting earthworks, as approved.
HAZ-CL-O3 Contaminated land Contaminated land and waste materials are managed to protect human health, mana whenua values and the environment in Otago **HAZ-CL-P14 Managing contaminated land** Actively manage contaminated or potentially contaminated land so that it does not pose an unacceptable risk to people and the environment, by: 1. assessing and monitoring contaminant levels and environmental risks, 2. protecting human health in accordance with regulatory requirements, 3. avoiding, as the first priority, and only where avoidance is not practicable, mitigating or remediating adverse effects of the contaminants on the environment, and …	Naturally occurring arsenic has been detected within the Remarkables Park Zoned land, including the subject site. A Detailed Site Investigation Report included with the approved development confirmed that the levels of arsenic are unlikely to pose a risk to human health.

Overall, at a high level the proposed change to conditions is consistent with the relevant objective and policies under the PORPS.

8.3 Operative District Plan

Relevant sections of the ODP include sections 3, 4, 12, 14 and 15.

8.3.1 Section 3 – Sustainable Management (Section 3)

Section 3 relates to the concept of sustainable management and recognises that there are limits to the use of natural and physical resources. Controlling the effects of a development is an important part of sustainable management while also meeting the needs and demands of the growing community. It is considered that the development is compatible with the broad vision for the district set out in this chapter.

8.3.2 Section 4 – District Wide Issues

The following Operative District Plan District Wide objectives and policies are of relevance:

4.3 Takata Whenua	The site is not located within an area of Wahi Tupuna or significance to iwi. Standard accidental discovery protocols will be adhered to whilst conducting earthworks, as approved.
4.8 Natural Hazards	The site is located within an area with low liquefaction risk. No other natural hazards have been identified on the site.
4.9 Urban Growth **Objectives 4.9.3** **Objective 1 – Natural Environment and Landscape Values** **Policies** 1.1 To ensure new growth occurs in a form which protects the visual amenity, avoids urbanisation of land which is of outstanding landscape quality, ecologically significant, or which does not detract from the values of margins of rivers or lakes. 1.2 To ensure growth does not adversely affect the life supporting capacity of soils unless the need for this protection is clearly outweighed by the protection of other natural or physical resources or important amenity values.	The proposed development is located within an urban area, and will not result in adverse effects on landscape values. The proposed amendments avoid and mitigate adverse effects on visual amenity values, noting that the proposal continues to comply with the relevant standards height and recession plane rules set out within the Remarkables Park Activity Area 4 zone. The proposed development is not located on land which is of outstanding landscape quality, does not contain any ecological significant features and does not detract from the values of margins of rivers or lakes. The proposal seeks to enable an additional 1-bedroom unit within an approved medium density residential development located in an urban area, which avoids urban sprawl and promotes consolidated urban growth, and therefore protects the life supporting capacity of soils in other rural areas.
Objective 2 – Existing urban areas and communities Urban growth which has regard for the built character and amenity values of the existing urban areas and enables people and communities to provide for their social, cultural and economic wellbeing. **Policies:** 2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the existing residential areas and small townships.	The proposed building has been carefully designed to ensure the built form is coherent and cohesive with the approved development and existing residential areas and the streetscape. The amended built form continues to be sympathetic to the existing low-density residential areas by ensuring setbacks and appropriate boundary treatments. The proposed amendments do not introduce any new non-compliances with the relevant standards set out within the Remarkables Park Activity Area 4 zone, as previously assessed and approved. Visitor

2.2 To cluster growth of visitor accommodation in certain locations so as to preserve other areas for residential development. 2.3 To protect the living environments of existing low-density residential areas by limiting higher density development opportunities within these areas.	accommodation use of the proposed 1-bedroom units is generally enabled within the Remarkables Park Activity Area 4 zone.
Objective 3 – Residential Growth Provision for residential growth sufficient to meet the District's needs. **Policies:** 3.1 To enable urban consolidation to occur where appropriate. 3.2 To encourage new urban development, particularly residential and commercial development, in a form, character and scale which provides for higher density living environments and is imaginative in terms of urban design and provides for an integration of different activities, e.g. residential, schools, shopping. 3.3 To provide for high density residential development in appropriate areas. …	The proposed amendments continues to enable consolidated urban growth within an existing urban area, where there is a clear need for residential housing supply. The built form, character and scale of the amended building is coherent and cohesive with the approved development, existing residential areas and streetscape.
Objective 5 – Visitor Accommodation Activities To enable visitor accommodation activities to occur while ensuring any adverse effects are avoided, remedied or mitigated. **Policies:** 5.1 To manage visitor accommodation to avoid any adverse effects on the environment. 5.2 To avoid, remedy or mitigate adverse effects of letting of residential units for short-term accommodation on residential coherence and amenity through a registration process and standards. 5.3 To ensure that the costs and regulatory obligations of visitor accommodation activities are appropriately borne and complied with by visitor accommodation providers.	Visitor accommodation activities are proposed within each 1-bedroom unit for 365 days, which will be controlled by the approved Visitor Accommodation Management Plan (VAMP) and operational conditions.
4.10 Affordable and Community Housing Access to Community Housing or the provision of a range of Residential Activity that contributes to housing affordability in the District. **Policies:** 1.1 To provide opportunities for low and moderate income Households to live in the District in a range of accommodation appropriate for their needs. 1.2 To have regard to the extent to which density, height, or building coverage contributes to Residential Activity affordability. …	The proposal enables an additional medium density housing typology, which reflects the changing needs of the community now and in the future. The proposal will improve the housing choice, quality and affordability through the provision 1-bedroom units.

Overall, the proposed change to conditions is considered to be consistent with Section 4 District Wide of the Operative District Plan.

8.3.3 Section 12 – Remarkables Park Special Zone Objectives and Policies

The following objectives and policies are of relevance:

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. … 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.	The proposal enables an additional housing option within an approved medium density residential development located within the existing Remarkables Park urban area. The proposed development continues to respond to existing patterns of development, including pedestrian walking and cycle trails and footpaths both existing and proposed, and road layout design. The site is located outside of the Queenstown Airport Outer Control Boundary and is not affected by the cross-wind runway height controls. Visitor accommodation is proposed for the 1-bedroom units, as enabled within Activity Area 4 of the Remarkables Park Zone. The proposal overall enables additional density and a new housing option, and therefore more residents within the Remarkables Park Zone, which contributes towards the development of a town centre.
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: • 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.	The proposed amendments comply with the Remarkables Park Special Zone Structure Plan as residential and visitor accommodation activities are provided for in this activity area. The amended proposal does not introduce any new non-compliances with the standards for Activity Area 4. The proposal does not change the approved landscaping.
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 provide variety of built form, scale and height within the Remarkables Park Zone that has regard to development within the locality. 3. To encourage the use of colours and materials which are complementary to the local environment. 4. To provide for attractive streetscapes appropriate to the primary street functions of adjoining buildings or activities.	The amended building has been carefully designed to ensure that it fits within the approved high-quality built environment. No changes to approved streetscapes and boundary treatment are proposed.

5. 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. 6. To ensure that proposals for development or redevelopment in the Zone are reviewed by the Remarkables Park Design Review Board, to promote a consistent approach to urban design, site planning, and building design in the Remarkables Park Zone.	

Overall, the proposed change to conditions is considered to be consistent with Section 12 Remarkables Park Special Zone of the Operative District Plan.

9. Conclusion

Resource consent is sought to change Conditions of RM241107 to alter a block of 12 x 3-bedroom units into 24 x 1-bedroom units, increasing the total number of residential units within the site from 81 to 93, to update visitor accommodation to refer to 1-bedroom units, and to update the unit title subdivision plan to reflect the amended unit numbers and layout. The proposed amended building has been architecturally designed in keeping with the approved development, and the additional units can be appropriately serviced and subdivided. The proposal will provide an additional medium density housing typology option to cater for people of different stages of life, whilst ensuring all adverse effects can be suitably avoided, remedied, or mitigated.

Attachments

[A] Form 9
[B] Record of Title 970056
[B1] Consent notice 9022448.7
[B2] Consent notice 10963080.7
[B3] Consent notice 11393877.6
[B4] Consent notice 12078225.4
[B5] Consent notice 12078225.7
[B6] Caveat 8139939.1
[C] Copy of RM241107 Decision
[D] Proposed Plans – Redwood Architecture
[E] Proposed Landscape Concept Plans – DCM Urban
[F] Proposed plan of subdivision – Patersons
[G] Infrastructure Assessment Report – Patersons
[H] Integrated Transport Assessment – Traffic Planning Consultants Ltd