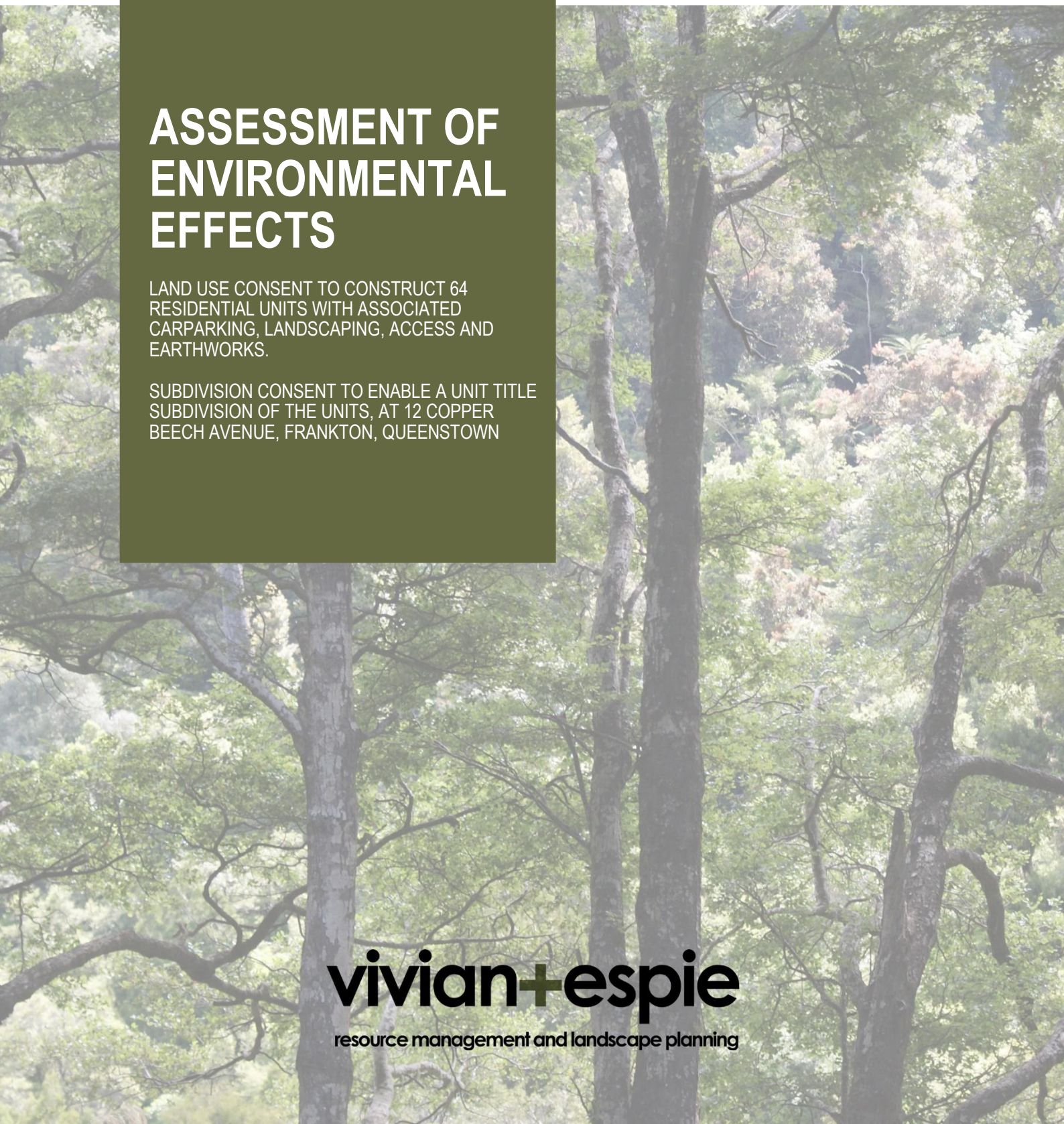
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PREPARED FOR KAWARAU DEVELOPMENTS LIMITED
10 AUGUST 2026
J2484

ASSESSMENT OF ENVIRONMENTAL EFFECTS

LAND USE CONSENT TO CONSTRUCT 64 RESIDENTIAL UNITS WITH ASSOCIATED CARPARKING, LANDSCAPING, ACCESS AND EARTHWORKS.

SUBDIVISION CONSENT TO ENABLE A UNIT TITLE SUBDIVISION OF THE UNITS, AT 12 COPPER BEECH AVENUE, FRANKTON, QUEENSTOWN



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1. Key Information

Address	12 Copper Beech Avenue, Frankton, Queenstown
Legal Description	Lot 2 DP 541026 held in Record of Title 909718 (refer **Attachment [B]**) The site is future 'Lot 1' measuring 3629 m^2 – this is a future lot to be created from Record of Title 909718 under RM260671
Site Area	6832 m^2 The site is future 'Lot 1' measuring 3629 m^2 – this is a future lot to be created from Record of Title 909718 under RM260671
Owners	New Ground Living (Remarkables Park) LP
Occupiers	Currently vacant
Applicant	RW Copper Beech Limited
Operative District Plan Zoning	Remarkables Park Zone
Designations & Special Provisions	• Activity Area 1 (partially) • Activity Area 5 (partially) • 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 consent to construct 64 residential units with associated carparking, landscaping, access and earthworks. Land use consent is required for infringements of a range of bulk and location, and transport standards. Subdivision consent to enable a unit title subdivision of the units.

Consents Required	**Operative District Plan (ODP)**
	All matters of control and restricted discretion are listed in the AEE.
	
	<u>Section 12 – Remarkables Park Zone:</u>
	• A **controlled activity** resource consent pursuant to Rule 12.11.3.2 i for buildings within Activity Area 5.
	• A **restricted discretionary activity** resource consent pursuant to Rule 12.11.3.3 iii for any earthworks, not approved as part of a subdivision, building, controlled activity or Plantation Forestry that has resource consent.
	• A **restricted discretionary activity** resource consent pursuant to Rule 12.11.3.3(iv) for a breach of site standard 12.11.5.1(ii) which import Section 7 site standards for residential units in Activity Area 1. The proposal breaches the following site standards from Section 7:
	  ○ 7.5.5.2(iii) - 4.5 m road boundary setback
	  ○ 7.5.5.2(iv) - 2.0 m internal boundary setback
	  ○ 7.5.5.2(vi) - 16 m continuous building length
	  ○ 7.5.5.2(viii) Outdoor living space
	• A **non-complying activity** pursuant to Rule 12.11.3.4 for a breach of zone standard 12.11.5.2(ii) relating to the 7.0 m maximum height limit for Activity Area 1.

	• A **non-complying activity** pursuant to Rule 12.11.3.4 for a breach of zone standard 12.11.5.2(ii)(ii) relating to the recession plane restriction that applies at the boundary of AA1 and AA5. The activity area boundary passes through one of the proposed buildings.
	• A **non-complying activity** pursuant to Rule 12.11.3.4 for a breach of zone standard 12.11.5.2(xiii) which import Section 7 zone standards for residential units in Activity Area 1. The proposal breaches the following zone standards from Section 7:
	  ○ 7.5.5.3(ii) - Building coverage
	  ○ 7.5.5.3(iii) - Maximum density
	  ○ 7.5.5.3(v) – Maximum building height
	  ○ 7.5.5.3(v) - Recession Plan
	
	Section 14 – Transport
	• A **restricted discretionary activity** resource consent pursuant to Rule 14.2.2.3 ii for a breach of site standard 14.2.4.1 x (a) with regard to the dimensions of residential parking spaces. Parking spaces at the end of parking rows will be provided with widths less than 3.1 metres
	• A **restricted discretionary activity** resource consent pursuant to Rule 14.2.2.3 ii for a breach of site standard 14.2.4.1(xi) in relation to minimum queuing lengths. The development will have a queuing length of less than 18 metres.
	
	Section 15 - Subdivision, Development and Financial Contributions:
	• A **controlled activity** resource consent pursuant to Rule 15.2.3.2 (b), as the subdivision complies with the relevant site and zone standards.
	• A **controlled** subdivision activity consent pursuant to Rule 15.2.6.1 with respect to the subdivision of land in any zone.
	• A **controlled** subdivision activity consent pursuant to Rule 15.2.7.1 with respect to subdivision design.
	• A **controlled** subdivision activity consent pursuant to Rule 15.2.8.1 with respect to property access.
	• A **controlled** subdivision activity consent pursuant to Rule 15.2.10.1 with respect to natural and other hazards.
	• A **controlled** subdivision activity consent pursuant to Rule 15.2.11.1 with respect to water supply.
	• A **controlled** subdivision activity consent pursuant to Rule 15.2.12.1 with respect to stormwater.
	• A **controlled** subdivision activity consent pursuant to Rule 15.2.13.1 with respect to sewage treatment and disposal.
	• A **controlled** subdivision activity consent pursuant to Rule 15.2.15.1 with respect to energy supply and telecommunications.
	• A **controlled** subdivision activity consent pursuant to Rule 15.2.16.1 with respect to open space and recreation.
	• A **controlled** subdivision activity consent pursuant to Rule 15.2.17.1 with respect to vegetation and landscaping.

	• A **controlled** subdivision activity consent pursuant to Rule 15.2.18.1 with respect to easements. Overall, the application shall be assessed as a **non-complying** activity. <u>Non-notification</u> • Rule 12.11.4.1i – Land use consent for controlled activities – must be processed non-notified. • Rule 15.2.2.6 – controlled activity subdivision must be processed non-notified.
Written Approvals	Remarkables Park Limited and Remarkables Park Design Review Board
Other consents/permits	Otago Regional Council – Earthworks for residential development exceeding 2500m^2 in area (to be lodged).

Quality assurance

Prepared by	Tom McIntyre	Senior Planner	10 August 2026
Reviewed by	Blair Devlin	Director / Senior Planner	10 August 2026

2. Introduction

This report is submitted as part of the application by RW Copper Beech Limited ("the applicant") for resource consent from the Queenstown Lakes District Council ("Council") to construct 64 residential units with associated carparking, landscaping, access and earthworks, at 12 Copper Beach Avenue, Queenstown. The Record of Title for the site is appended as **Attachment [B]** and the relevant instruments are **[B1]** to **[B4]**. Plans are appended as **Attachment [C]**. 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 currently measures 6832 m^2 in area and is a large balance lot that is accessed from Copper Beech Avenue, which adjoins the sites southern boundary. The site is irregular in shape, gradually slopes down from north to south, and is currently vacant aside from a disused carpark. The site is located within the Remarkables Park Zone and occupies a transitional position between residential neighbourhoods to the west and the more intensive commercial and mixed-use environment of Remarkables Park to the north and east. Adjoining land includes the Toru East apartment development to the east, a private access lane and parking areas to the north, Copper Beech Avenue to the south, and established residential properties along Elm Tree Avenue to the west. Beyond these immediately adjoining properties, the surrounding environment comprises a mix of existing and emerging urban development anticipated by the Remarkables Park structure planning framework.

Prior to the development proposed under this application, the current legal parcel will be subdivided by consent **RM260671** (*New Ground Living (Remarkables Park) LP*) to subdivide the subject site into Lot 1 (3629 m^2) and Lot 2 (3203 m^2). The site is future 'Lot 1'. While RM260671 has been granted, the subdivision has not yet been completed and separate titles have not yet been issued. Accordingly, the application site remains part of the parent title at the time of this application.

The site forms part of a larger landholding associated with the Toru development directly east of the proposal. The approved subdivision under **RM260671** was intended to create a stand-alone development parcel capable of accommodating future urban development independent of the previously approved (and partially constructed) Toru buildings, a high density housing development approved under **RM171085**.

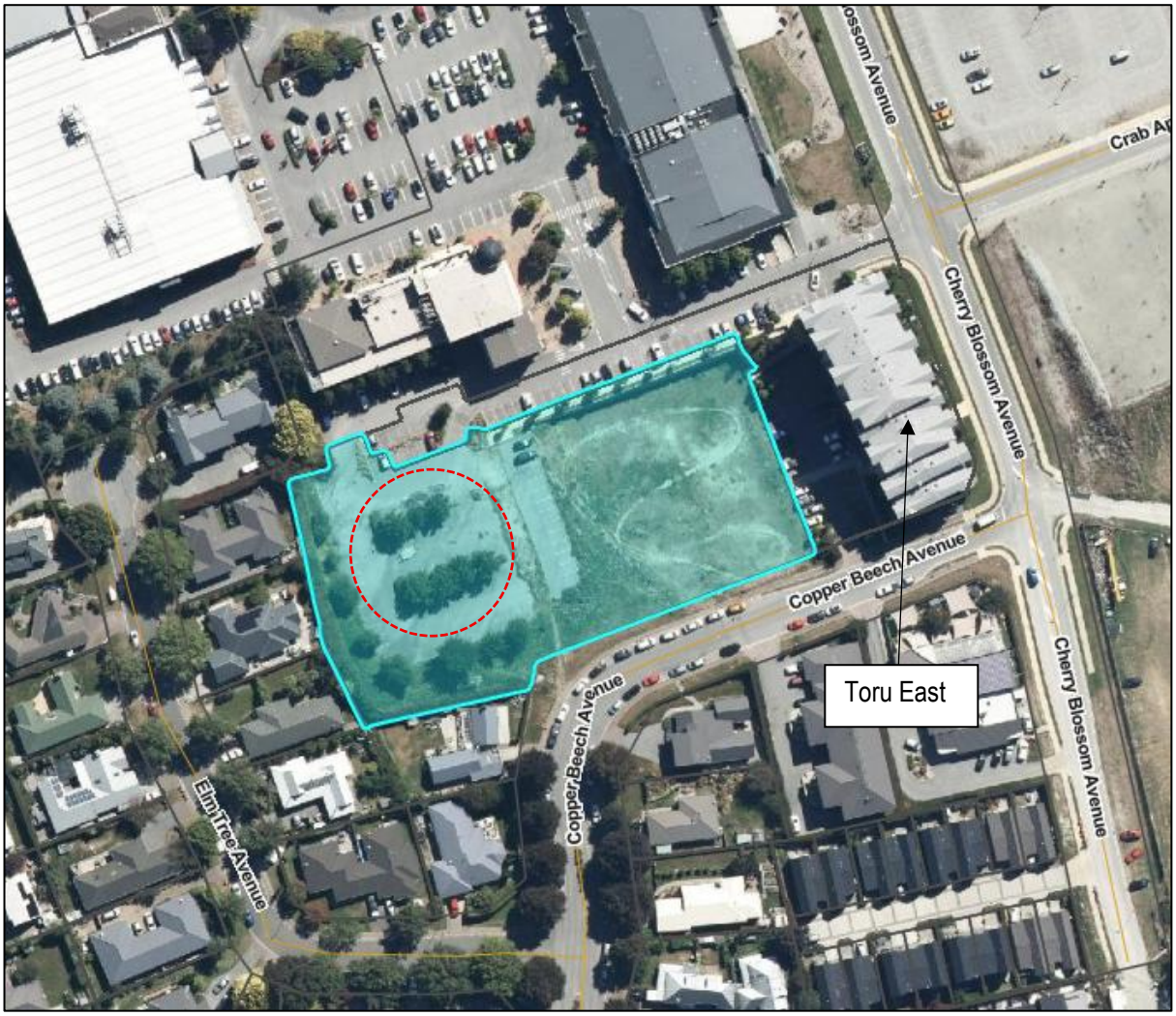


Figure 1: Current site boundaries with the proposed development area indicated by the red circle. Resource consent for two-lot subdivision of the site has been granted under RM260671. Through RM171085, there is a live consent to construct two additional 5-storey apartment buildings, known as Toru Central and Toru West.

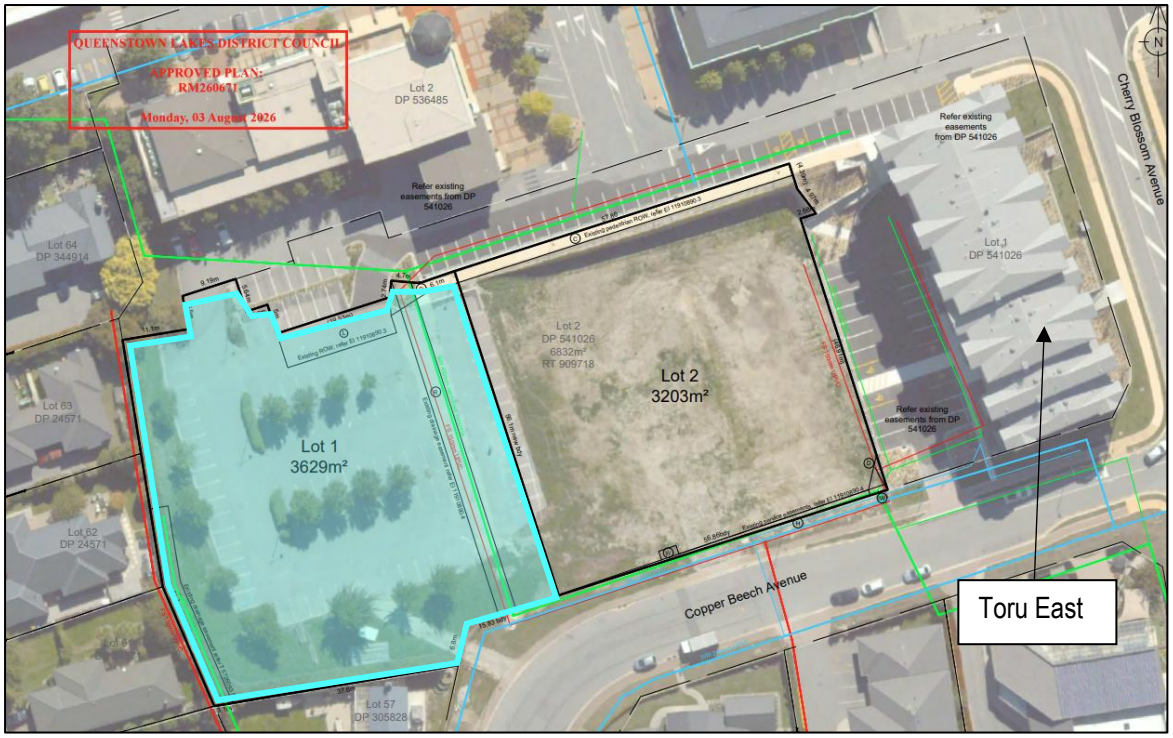


Figure 2: Excerpt of subdivision scheme plan consented under RM260671. The current proposal is contained within Lot 1 of that subdivision.



Figure 3: View of the subject site from Copper Beech Avenue (Google Streetview, May 2026).

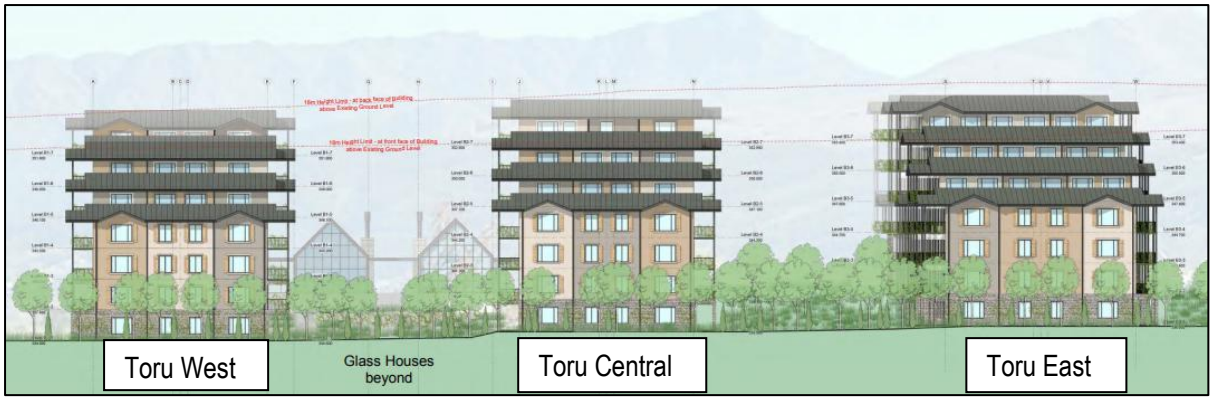


Figure 4: Southern elevation from approved plans from RM171085. The consent was given effect to with the construction of Toru East. Toru West and Central remain undeveloped. The current proposal sits to the west of Toru West.



Figure 5: Excerpt of approved plans from RM171085. The consent was given effect to with the construction of Toru East. Toru West and Central remain undeveloped. The current proposal sits to the west of Toru West.

3.2 Surrounding environment

The wider surrounding environment comprises a mix of activities including:

- Lower density residential – the area to the west occupied by Activity Area 1 of the RPZ structure plan provides for low density residential development, including immediately to the west and south of the site.
- High Density Residential – the Toru apartments immediately east of the site.
- Medium density residential –townhouses immediately to the south-east of the project site approved under RM240614 (Stage 1 Kawarau Villas) and RM241107 (Stage 2 Kawarau Villas), and the townhouses located at 39 Cherry Blossom Ave, as well as the SIT hall of residence at 11 Copper Beech Avenue. Stage 3 of the Kawarau Villas medium density development has been applied for under RM260802.

- Visitor accommodation - The La Quinta Hotel and apartments on Mountain Ash Drive.
- Commercial – the Remarkables Park shopping centre and large format retail activities.
- Education – Wakatipu High School, ACG Queenstown early learning centre

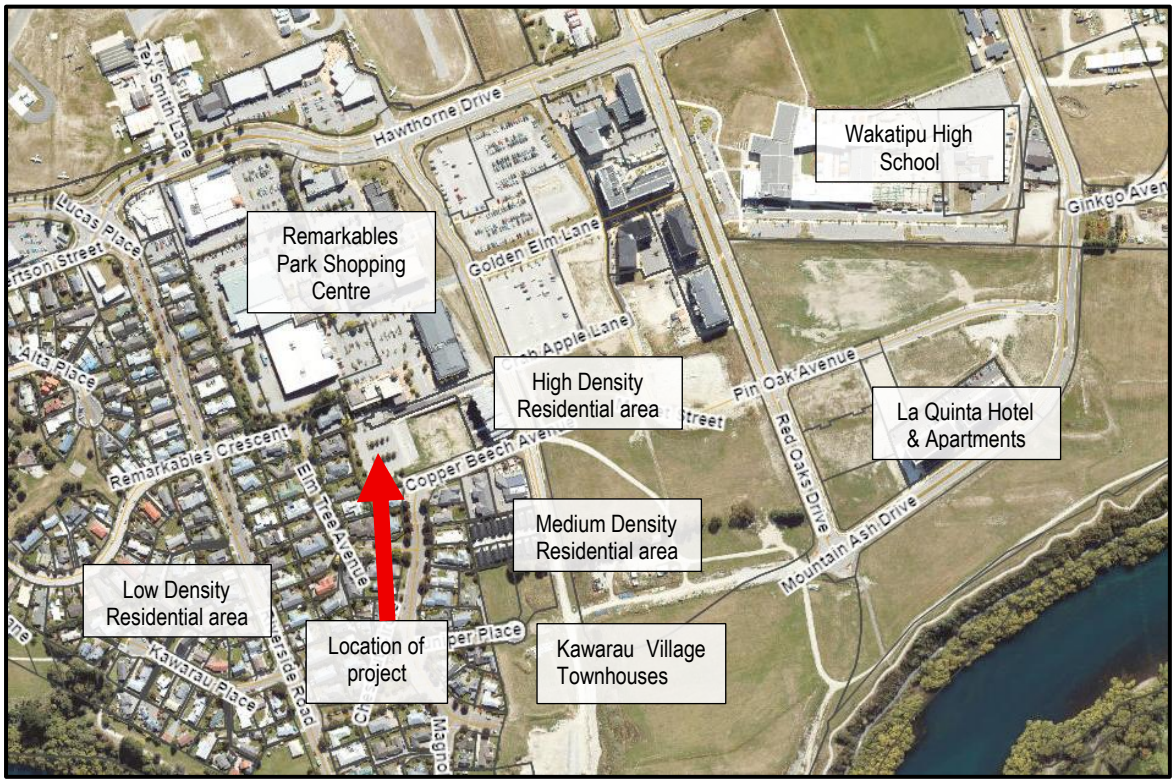


Figure 6: Map indicating activities in the surrounding environment

The built form is made up of a mixture of typical low density 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 6 above.

3.3 Site History

The subject site forms part of the wider Remarkables Park development area and has been subject various subdivision and land use consents over time. The following resource consents listed in Council's eDocs system are of relevance to the proposal.

- **RM040469** - Approved the subdivision of land within Remarkables Park and resulted in the creation of Consent Notice 7496562.6, which imposes ongoing obligations relating to stormwater infrastructure and development contributions.

- **RM171085** - Granted 29 November 2017. Land use consent for a high-density mixed-use development comprising 227 residential units, and some commercial tenancies across 3x five-storey buildings (known as Toru East, Toru Central and Toru West). The development included associated parking, landscaping, earthworks and infrastructure works on the site then identified as **Lot 3 DP 475347**. RM171085 was subsequently varied through consents RM181931, RM190756 and RM200836 to change aspects of the design of the development. The consent was given effect to (confirmed through **GE171085.01**), though only one of the buildings was constructed.

- **RM190319** - Approved a staged four-lot fee simple subdivision of Lot 3 DP 475347 to create separate development sites for Toru East, Toru Central and Toru West, together with a unit title subdivision for the Toru East building and associated servicing, access and easement arrangements. Stage 1 of the subdivision was given effect to, separating the Toru East lot from the current subject site (Lot 2 DP 541026)

- **RM260671** - Approved a two-lot subdivision of Lot 2 DP 541026, creating Proposed Lot 1 (3,629m²) and Proposed Lot 2 (3,203m²). The consent was specifically intended to facilitate alternative future development opportunities on Proposed Lot 1 while retaining the approved Toru Central development on Proposed Lot 2. The subdivision has been approved but has not yet been completed and separate titles have not yet issued. Through RM260671, RM171085 was again varied, in this case to update the approved site plans to remove the 'Toru West' drawings and to delete references to the 'staging plan.

3.4 Title Instruments

The title records the following interests and instruments affecting the land:

Easements

- **Transfer 5726093.9:** Right to drain stormwater (in gross) in favour of Queenstown Lakes District Council.
- **Easement Instrument 7147036.4:** Rights of way and rights to convey electricity, telecommunications, computer media, water and gas.
- **Easement Instrument 7496562.9:** Right of way, right to convey water, pedestrian access and landscaping rights, bus stop rights, support easement, plant room rights, rights to transmit electricity, telecommunications and computer media, and rights to drain sewage and stormwater.
- **Easement Instrument 7496562.10:** Rights to parking and manoeuvring, landscaping, pedestrian access and bus stop rights.
- **Easement Instrument 9830406.13:** Right of way and rights to drain sewage and stormwater.
- **Easement Instrument 11695036.10:** Right of way.
- **Easement Instrument 11910890.3:** Rights relating to vehicular and pedestrian access, water supply, wastewater, stormwater, telecommunications and electricity services.

- **Easement Instrument 11910890.4:** Rights in favour of Queenstown Lakes District Council to drain stormwater and sewage and convey water.

The title also records a number of easement surrender instruments (9830406.6, 9830406.7, 9830406.8 and 11695036.6) associated with historical amendments to the wider Remarkables Park development framework.

Consent Notice

- **Consent Notice 7496562.6:** Requires that any future development which compromises the existing stormwater disposal system must provide an alternative Council-approved stormwater solution, and confirms that development contributions are to be assessed and levied at the time development occurs.

Encumbrance

- **Encumbrance Instrument 11695036.11** in favour of Remarkables Park Limited.

Land Covenants

The title is subject to the following land covenants:

- Land Covenant in Transfer **7614654.1:** Private covenant with Remarkables Park Limited.
- Land Covenant in Covenant Instrument **11910890.5:** Private covenant with Remarkables Park Limited.
- Land Covenant in Covenant Instrument **11990175.1:** Private covenant with New Ground Living (Remarkables Park) LP

The title also records Instrument 11146170.1, being a partial surrender of the benefit of the Land Covenant in Transfer **7614654.1**

4. The Proposal

The proposal seeks land use consent to construct 64 residential units across three buildings, with associated carparking, landscaping, access and earthworks. In total 54 parking spaces are provided, with communal covered bike parking areas also available in three places on the site. Plans of the development are contained in **Attachment [C]**. A unit title subdivision of the units is also proposed as shown on the plans of subdivision in **Attachment [D]**. Earthworks plans are found in **Attachment [E]**.

4.1 Built Form and Subdivision

The development is arranged across three buildings separated by internal pedestrian routes and landscaped communal spaces. The buildings are oriented north-south and range between two and three storeys in height. The western building (A) is limited to two storeys, providing a transition toward the adjoining Activity Area 1 low-density

residential environment, while the two three-storey buildings (B and C) are located centrally and toward the eastern side of the site. For the purposes of this report, the buildings are referred to as Blocks A, B, and C as follows:

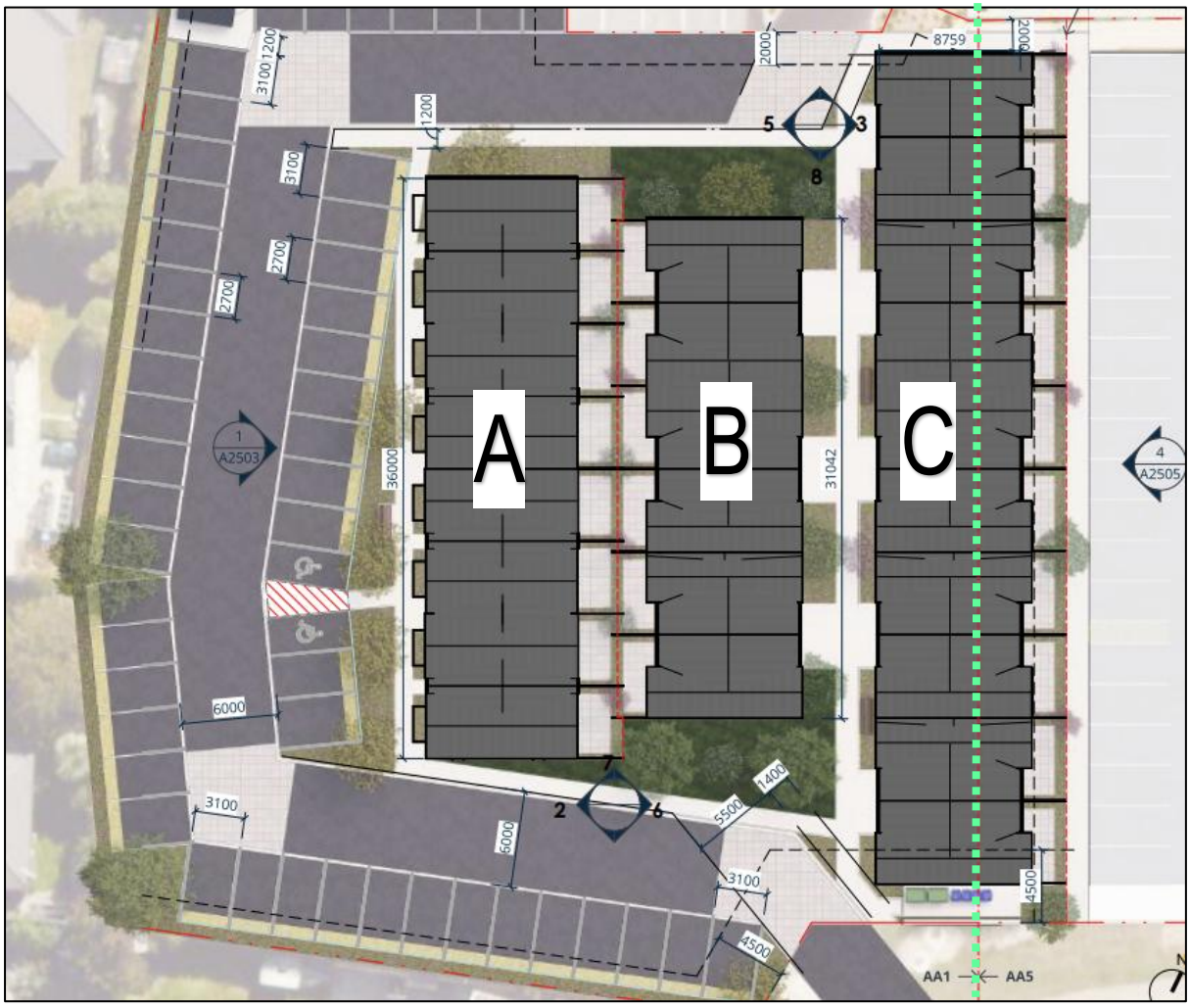


Figure 7: Labelling of buildings for the purposes of this AEE. The boundary between AA1 and AA5 is shown with the green line.

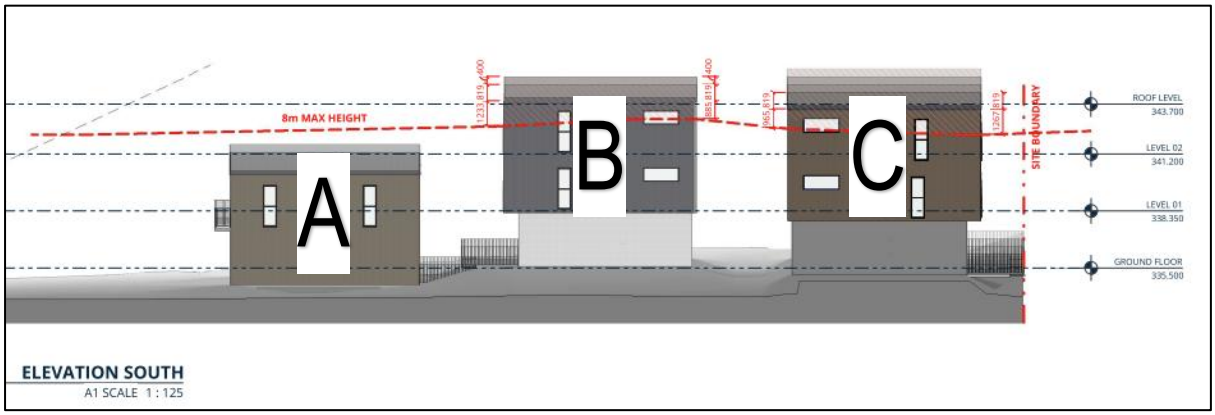


Figure 8: Labelling of buildings for the purposes of this AEE.

The development contains 64 one-bedroom residential units with internal floor areas generally ranging between 40m² and 41m². In total, the buildings occupy approximately 1,018m² of site coverage, equating to approximately 31% of the site area.

A unit title subdivision consent is also sought to subdivide the units. The body corporate will manage the common property areas and ensure the landscaping is maintained to a high standard. Each of the 54 carparks is linked to / owned as part of a residential unit.

4.2 Influence of Activity Area Boundary (AA1 and AA5)

As the proposed buildings are located within Activity Area 1 of the Remarkables Park Zone, they are subject to the Site and Zone Standards applying to the Low Density Residential Zone contained within Section 7 of the Operative District Plan. The proposal has not been designed as a low-density development and, as a consequence, does not comply with a number of the LDR site and zone standards for built form. Rather, the proposal has been designed as an intermediate form of development that provides a transition between the low-density residential environment to the west and south, and the more intensive development to the north and east (being the shopping centre and the Toru apartments).

To achieve this "transition" outcome, the buildings have been clustered at the eastern portion of the site, adjacent to the existing Toru development, while parking, access and landscaping areas are located predominantly along the western and southern site boundaries. This arrangement enables compliance with the recession plane controls applying to those boundaries and assists in reducing visual dominance, shading and enclosure effects on adjoining low-density residential properties.

For clarity, the internal Activity Area boundaries shown on the Remarkables Park Zone Structure Plan are not fixed. Rule 12.11.5.2(v) provides for the modification of internal Activity Area boundaries as a permitted activity, subject to limits on the extent of any modification. In relation to Activity Areas 3, 4, 5, 6 and 7, the boundary may be shifted by up to 7.5% of the land area of the Activity Area concerned, while the internal boundaries of Activity Areas 1, 2a, 2b and 2c may be shifted by up to 2.5% of the land area of the relevant Activity Area.

That is to say, as a permitted activity, the boundary between AA1 and AA5 could be shifted such the proposed built form is wholly or majority contained within AA5, thereby avoiding or significantly reducing the extent of the LDR site and zone standard breaches that are triggered by the application.



Figure 9: 3d Imagery showing the site location and its relationship to the low density AA1 development to the west and south, and the higher intensity developments in the shopping centre and Toru apartments to the north and east. The proposal has been designed as buffer between these different types of development.

4.3 Landscaping

Landscaping is proposed within the private and communal areas, which provide street scape and private amenity, and softens built form. A Landscape Concept Plan has been prepared by DCM Urban Ltd, appended as **Attachment [F]**. Plant species have been chosen to match similar planting within the vicinity.

4.4 Transport and Access

An Integrated Transport Assessment (ITA) has been prepared by Traffic Planning Consultants Ltd and is appended as **Attachment [M]**.

The site is accessed from Copper Beech Avenue, a local road with footpaths on both sides and low traffic volumes. Current traffic volumes are estimated by TPC at approximately 358 vehicle movements per day. The site also benefits from an existing vehicular connection to the north via 10 Copper Beech Avenue and the adjoining Remarkables Park Town Centre land. Existing ROW easements are in place that allow for this secondary means of access.

The proposal is for 64 1-bed residential units with 54 parking spaces. A single 5.5 m vehicle crossing onto Copper Beech Ave (a local road) is proposed. Internal accessways are designed to accommodate two-way vehicle movements and comply with the relevant District Plan access standards.

Although not required by the ODP, bike parking is also provided internally within the development, to encourage mode shift to active and/or public transport for use by both residents and visitors.

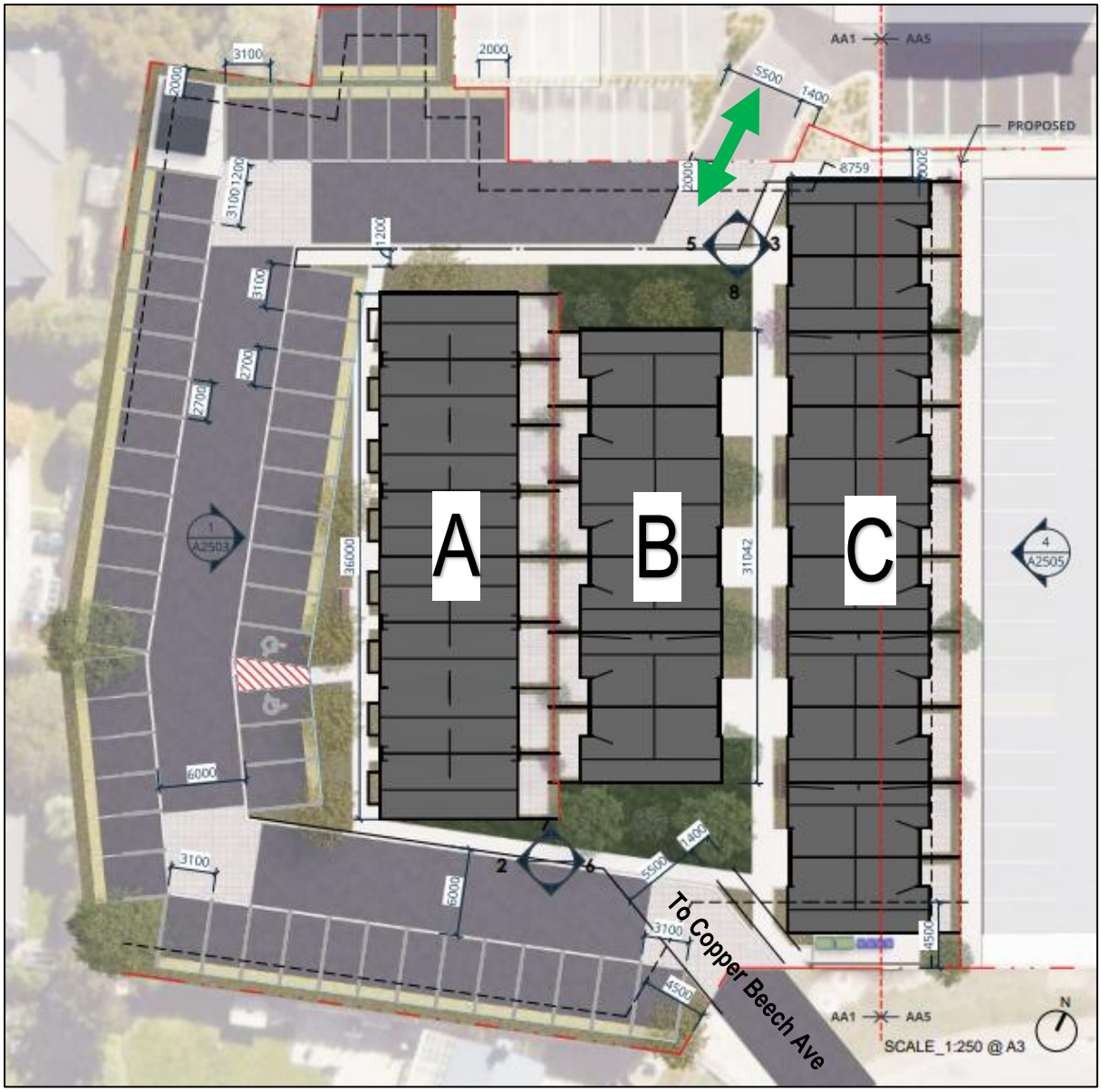


Figure 10: Excerpt of the proposed plans showing the location of the main access into the site from Copper Beech Ave, as well as the secondary access via the Remarkables Park Town Centre (green arrow).

The car parking spaces have been designed for both Class 1 and Class 2 users, however there are some isolated infringements of parking and access standards throughout the car park, detailed below.

Carpark Size Infringement – 14.2.4.1(x)

As mentioned, all parks are 90 degree carparks, with minimum dimensions of 2.5 m x 5.0 m, largely complying with the requirements for Class 1 and Class 2 users set out the Traffic Design Standards at Appendix 7 of the ODP.

Consent is required under this standard as the widths of parking spaces at the end of the some of the parking rows are less than the 3.1m width required for "Single" spaces. While the spaces comply with the standard intervening width, they do not meet the specific uplift required by the residential standards for terminal spaces.

Queuing Length – 14.2.4.1(xi)

For an access serving between 51 and 100 parking spaces, the ODP requires a minimum queuing length of 18 metres, measured from the road boundary at the vehicle crossing to the nearest vehicle control point. Where more than one access point is provided the required queuing space can be divided by the number of accesses, which in this instance is two and as such the required queuing space is 9.0 metres. At the northern access, 14.0 m of queuing space is available, which is compliant. However, at the primary access onto Copper Beech Avenue, the parking starts at a position approximately 3.3 metres within the site boundary and therefore, the proposal does not comply with this standard.

4.5 Infrastructure and Services

Three Waters

The development will be serviced via a connection to Councils reticulated services, including potable water, wastewater, stormwater, firefighting water supply and private telecommunications and power services. An Infrastructure Feasibility Report has been prepared by McKenzie and is appended as **Attachment [H]**, which describes infrastructure servicing in greater detail.

For clarity, the Infrastructure Report notes that downstream stormwater and wastewater capacity was previously assessed as part of RM171085 (Toru Apartments), and concludes that the existing network has sufficient capacity to accommodate the proposed development, subject to detailed engineering design.

As part of the development, it is proposed to shift two existing underground pipes, to make room for the proposed building. Existing public stormwater and wastewater infrastructure currently traverses the site and conflicts with the proposed building footprints. The McKenzie report identifies these as an existing 450 mm public stormwater main and a 150 mm public wastewater main within the development area. It is proposed that both services be diverted around the perimeter of the development, with the redundant sections removed. The replacement infrastructure will be designed and constructed to Council standards and vested in Council following completion. McKenzie confirms that the proposed diversions are feasible and can be accommodated within the development without adverse effects on network performance.

Power and Telecommunications

Existing utility services in the vicinity of the site include underground power and telecommunications. The Infrastructure Report confirms that suitable connections are available to service the development.

Waste Management

The development will be serviced via a communal waste and recycling storage area at the southern of the development near the Copper Beech Avenue entrance. Private collection through Smart Environmental will be in place – confirmation of the arrangement can be provided.

4.6 Earthworks

Limited earthworks are proposed to establish building platforms, accessways, parking areas and infrastructure. Details of earthworks are as follows, with a detailed earthworks plan appended as Attachment **[E]**:

Total Area	3626 m^2
Total Volume	665 m^3
Fill	420 m^3
Cut	245 m^3
Maximum cut depth	3.12 m
Maximum fill height	0.8 m

An Environmental Management Plan (EMP) has been prepared and associated Erosion and Sediment Control measures will be adhered to, appended as **Attachment [H].**

5. Matters Requiring Consent

5.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

The Resource Management (National Environmental Standard for Assessment and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ("the NES") came into effect from 1 January 2012 and applies to all subdivision or other activity that will change the use of the land. The NES requires an applicant to demonstrate to the Council that it is highly unlikely that there will be a risk to human health from any activity on the HAIL list.

NES-CS matters have been considered through the site's previous planning history.

Resource consent RM171085 approved a comprehensive mixed-use development comprising three apartment buildings at the site, thereby establishing the site as suitable for intensive residential and urban development.

Subsequently, subdivision consent RM190319 approved the subdivision of Lot 3 DP 475347 into separate development parcels associated with the Toru development. In assessing that application, the applicant's AEE recorded that the subject land had previously been determined suitable for high-density residential and mixed-use development and noted that "potential issues such as natural hazard risk and soil contamination have previously been addressed". Council accepted this assessment and the application was processed and granted without triggering the NEC-CS. This position is considered to remain applicable to the current proposal.

5.2 Operative District Plan

The subject site is zoned Remarkables Park Zone (Activity Areas 1 and 5) under the Operative District Plan (ODP). The proposal requires consent under the following rules:

NB: each rule contains several matters of control. Section 7 of this report will utilise these matters of control to structure the assessment, and will therefore not be listed in this section

Section 12 – Remarkables Park Zone:

- A **controlled activity** resource consent pursuant to Rule 12.11.3.2 i for buildings within Activity Area 5.
- A **controlled activity** resource consent pursuant to Rule 12.11.3.2 ii for residential activity within Activity Area 5.
- A **restricted discretionary activity** resource consent pursuant to Rule 12.11.3.3 iii for any earthworks, not approved as part of a subdivision, building, controlled activity or Plantation Forestry that has resource consent.
- A **restricted discretionary activity** resource consent pursuant to Rule 12.11.3.3(iv) for a breach of site standard 12.11.5.1(ii) being the site standards for residential units in Activity Area 1. Units in AA1 must comply with the Low Density Residential site standards set out in Section 7 of the ODP. In this case, the development breaches the following site standards from Section 7 of the ODP:
    - 7.5.5.2(iii) - 4.5 m road boundary setback: Block 3 breaches this at Copper Beech Avenue
    - 7.5.5.2(iv) - 2.0 m internal boundary setback: Block C breaches this at the north elevation
    - 7.5.5.2(vi) - 16 m continuous building length: Blocks A, B, and C all exceed 16m in length (*36 m, 31 m, and 51 m respectively*)
    - 7.5.5.2(viii) Outdoor living space: The minimum requirements for outdoor living space for ground floor and upper floor units are not met by the proposal.
- A **non-complying activity** pursuant to Rule 12.11.3.4 for a breach of zone standard 12.11.5.2(ii) relating to the 7.0 m maximum height limit for Activity Area 1.
- A **non-complying activity** pursuant to Rule 12.11.3.4 for a breach of zone standard 12.11.5.2(ii)(ii) relating to the recession plane restriction that applies at the boundary of AA1 and AA5. The activity area boundary passes through one of the proposed buildings.
- A **non-complying activity** pursuant to Rule 12.11.3.4 for a breach of zone standard 12.11.5.2(xiii) being the zone standards for residential units in Activity Area 1. Units in AA1 must comply with the Low Density Residential zone standards set out in Section 7 of the ODP. In this case, the development breaches the following zone standards from Section 7 of the ODP:
    - 7.5.5.3(ii) - 40% net site coverage: While the 1018 m^2 of buildings cover only 31% of the *total* site, the *net* site area excludes any areas used for access (in this case amounting to ~1456 m^2). Thus the proposed net site coverage is ~68%.
    - 7.5.5.3(iii) - Maximum density, 1 unit per 450 m^2 site area: The proposed density is 1:56 m^2
    - 7.5.5.3(v) 8 m maximum building height: Blocks B and C breach the 8 m height plane, with respective maximum heights of 9.2 m and 8.97 m.
    - 7.5.5.3(v) - Recession Plane: Block C breaches the LDR recession plane from the northern and southern boundaries.

Section 14 – Transport

- A **restricted discretionary activity** resource consent pursuant to Rule 14.2.2.3 ii for a breach of site standard 14.2.4.1 x (a) with regard to the dimensions of residential parking spaces. Parking spaces at the end of parking rows will be provided with widths less than 3.1 metres
- A **restricted discretionary activity** resource consent pursuant to Rule 14.2.2.3 ii for a breach of site standard 14.2.4.1(xi) in relation to minimum queuing lengths. The development will have a queuing length of less than 18 metres.

Section 15 - Subdivision, Development and Financial Contributions:

- A **controlled activity** resource consent pursuant to Rule 15.2.3.2 (b), as the subdivision complies with the relevant site and zone standards (as a unit title subdivision)
- A **controlled** subdivision activity consent pursuant to Rule 15.2.6.1 with respect to the subdivision of land in any zone.
- A **controlled** subdivision activity consent pursuant to Rule 15.2.7.1 with respect to subdivision design.
- A **controlled** subdivision activity consent pursuant to Rule 15.2.8.1 with respect to property access.
- A **controlled** subdivision activity consent pursuant to Rule 15.2.10.1 with respect to natural and other hazards.
- A **controlled** subdivision activity consent pursuant to Rule 15.2.11.1 with respect to water supply.
- A **controlled** subdivision activity consent pursuant to Rule 15.2.12.1 with respect to stormwater.
- A **controlled** subdivision activity consent pursuant to Rule 15.2.13.1 with respect to sewage treatment and disposal.
- A **controlled** subdivision activity consent pursuant to Rule 15.2.15.1 with respect to energy supply and telecommunications.
- A **controlled** subdivision activity consent pursuant to Rule 15.2.16.1 with respect to open space and recreation.
- A **controlled** subdivision activity consent pursuant to Rule 15.2.17.1 with respect to vegetation and landscaping.
- A **controlled** subdivision activity consent pursuant to Rule 15.2.18.1 with respect to easements.

NB: Rule 22.3.2.1(d) states that earthworks in any of the Special Zones that are listed in Section 12 of the District Plan except for the Rural Visitor Zone and Frankton Flats B Activity Area E1 (for volume triggers only) are exempt from the rules in Section 22 of the District Plan. Therefore, the relevant earthworks rules listed in Section 22 have not been triggered, as the Remarkables Park Zone (Section 12 Special Zone) is exempt from Section 22 earthworks. Rule 12.11.3.3 (iii) for earthworks in the RPZ has been triggered above.

5.3 Proposed District Plan

The Remarkables Park Zone has not been reviewed / included with the Proposed District Plan. In accordance with the QLDC Practice Note, only the Strategic Chapters of the PDP apply, and these do not contain any rules. As such, no resource consent is required under the PDP.

5.4 Overall Activity Status

The application can therefore be considered as a:

- A **permitted activity** under the NES-CS
- A **non-complying** activity under the ODP

5.5 Scope of application

This application is for all matters requiring resource consent under the District Plans, rather than for the specific list of consent matters / non-compliances identified. 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. Statutory Considerations

Council's decision on the proposal must give effect to the purpose and principles of the Act, as set out in Part 2 of the Act, and have regard to the relevant matters in sections 104 to 108 of the Act.

6.1 Section 104 – Matters for Assessment

Of relevance to this application, Section 104(1) of the Act requires the Council to have regard to the following matters, subject to Part 2 of the Act, including but not limited to:

- *any actual and potential effects on the environment of allowing the activity; and*
- *any positive effects or offsetting measures*
- *any relevant provisions of –*
  - *a national environmental standard:*
  - *a national policy statement:*
  - *a regional policy statement or proposed regional policy statement:*
  - *a plan or proposed plan; and*
- *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

Section 104(2) of the Act states that, in considering the effects on the environment of allowing an activity, a consent authority may disregard an adverse effect if a national environmental standard or the plan permits an activity with that effect.

Section 104(3) states that a consent authority must not have regard to trade competition or the effects of trade competition, or any effect on a person who has given written approval to the application.

An assessment of the effects of the proposal on the environment is provided in section 7 of this report. Assessments against the relevant statutory documents are provided in section 9 below.

6.2 104D Non-Complying activities

Under section 104D, a consent authority processing an application for a non-complying activity may grant a resource consent only if it is satisfied that either:

- The adverse effects of the activity on the environment will be minor; or
- The activity will not be contrary to the objective and policies of the plan or proposed plan

7. Assessment of Environmental Effects

7.1 Permitted baseline and Receiving environment

Residential and buildings are permitted in Activity Area under Rule 12.11.3.1 which states that 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. Residential activity and buildings within Activity Area 1 are not listed as controlled, discretionary, non-complying or prohibited and is therefore a permitted activity under the ODP. The permitted baseline is of relevance as residential units could be constructed 2m off the boundary of neighbouring properties to the south and west provided they met the relevant bulk and location controls.

In addition, the Activity Area boundaries shown on the Remarkables Park Zone Structure Plan are not fixed. Rule 12.11.5.2(v) provides for the modification of these boundaries (including the boundary between AA1 and AA5) as a permitted activity, subject to prescribed limits, recognising that minor boundary adjustments may be necessary to facilitate integrated and efficient development outcomes. The boundary could theoretically be shifted to accommodate the proposed built form entirely within AA5.

All buildings, residential activity subdivision and activity within AA5 of the Remarkables Park Zone requires a controlled activity consent. No permitted baseline can apply to those aspects of the proposal.

It is a permitted activity to conduct 100 m^3 of earthworks within the Remarkables Park Zone, which complies with all other standards. In this case, the proposal seeks to conduct more than 100 m^3 of earthworks, as such the permitted baseline can be applied but is of limited relevance.

The receiving environment includes the surroundings described at section 3.2 above. Of particular relevance to the current proposal is the high-density residential Toru East development directly east of the site. Also included in the receiving environment are the consented, but currently unbuilt, Toru Central and Toru West buildings, which are located directly to the east of the application site.

7.2 Effects of the built form and residential activity

The relevant matters of control for buildings and residential activity within Activity Area 5 have been used to structure the assessment of environmental effects below. While resource consent is required separately for buildings pursuant to Rule 12.11.3.2(i) and residential activity pursuant to Rule 12.11.3.2(ii), the respective matters

of control substantially overlap and relate to the design, layout, appearance, access, landscaping and amenity performance of the development. Accordingly, a combined assessment is provided below, which addresses the matters of control relevant to both controlled activity rules.

For context, the application is supported by an Urban Design Assessment carried out by DCM Urban, appended to this application as Attachment **[I]**.

Overall DCM concludes that the proposal achieves a high-quality urban design outcome that appropriately responds to the site's location between the more intensive Toru apartment development to the east and the established low-density residential environment to the west and south. The assessment identifies that the development has been deliberately arranged to concentrate built form toward the eastern portion of the site, while utilising parking areas, landscaping and open space to create separation from neighbouring low-density residential properties. DCM further concludes that the proposal provides a coherent site layout, functional communal amenity spaces, a high-quality architectural response and a positive contribution to the surrounding urban environment. This assessment is accepted.

The proposal has also been reviewed and approved by the Remarkables Park Design Review Board, whose approval is appended as Attachment **[K]**. The findings Design Review Board are accepted.

For completeness, Attachments **[I]** and **[K]** address the following 'information requirement' from the ODP:

> *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.*

7.2.1 The external appearance of buildings

The proposed buildings utilise a consistent palette of materials and colours, including pre-finished engineered timber cladding, metal cladding and roofing, and dark aluminium joinery. Variation in roof form, building setbacks, glazing and façade detailing provides visual modulation across the development and assists in breaking up the overall building mass. The blocks are two and three storeys in height and incorporate a contemporary architectural style that is consistent with the urban character anticipated within the Remarkables Park Zone.

The proposal has been before the Remarkables Park Design Review Board, which has approved the development. The statement of approval from the Remarkables Park Design Review Board is appended as Attachment **[K]**.

Although the proposal exceeds a number of the built form standards imported from the Low Density Residential Zone, the buildings have not been designed as a low-density residential development. Rather, they have been designed as a medium-density residential development occupying a transitional location between the existing

Toru Apartments and lower-density residential development on Elm Tree Avenue and Copper Beech Avenue. The architectural response appropriately reflects this role while maintaining a high standard of visual amenity.

7.2.2 Relation to roads

The site has a limited frontage to Copper Beech Avenue relative to the overall size of the site. Vehicle access to the development is provided from Copper Beech Avenue via a single vehicle crossing, with the internal accessway connecting to the adjoining Remarkables Park shopping centre. The Integrated Transport Assessment confirms that the proposed access arrangement will operate safely and efficiently, provides suitable sight distances, and accommodates two-way vehicle movements throughout the site.

The relationship of the development with Copper Beech Avenue is primarily through the site entrance and associated landscaping. While the site's road frontage is relatively limited, the entrance treatment provides a clear point of arrival and an appropriate interface with the public road environment.

Pedestrian connections are provided through the development, connecting Copper Beech Avenue pedestrian footpath to the adjoining shopping centre. The Integrated Transport Assessment concludes that the site provides good pedestrian connectivity to the surrounding transport network.

7.2.3 Relation to internal boundaries

Given the applicable Activity Areas, the relationship between the proposal and adjoining sites has been a significant driver of the overall site layout. As discussed, the proposal adjoins the high density Toru development to the east, and an existing low density neighbourhood to the west and south.

Accordingly, the proposed buildings have been deliberately concentrated toward, and step up towards, the eastern portion of the site. This approach enables the development to respond to the scale of the Toru Apartments while simultaneously reducing effects on neighbouring residential properties.

In the western / southern parts of the site, proposed parking areas, accessways, landscaping and open space are provided between the buildings and adjoining residential boundaries. This arrangement provides physical separation between the proposed built form and neighbouring dwellings and assists in reducing visual dominance, shading and enclosure effects.

Importantly, the proposed layout enables compliance with the recession plane controls applying to the western and southern boundaries adjoining those Activity Area 1 residential properties (see Figures 11 and 12 below). As discussed previously, the proposal has been consciously arranged around these boundaries in order to act as an appropriate “buffer” between the existing AA1 low density neighbourhood, and the hight density Toru apartments and Remarkables Park shopping centre.

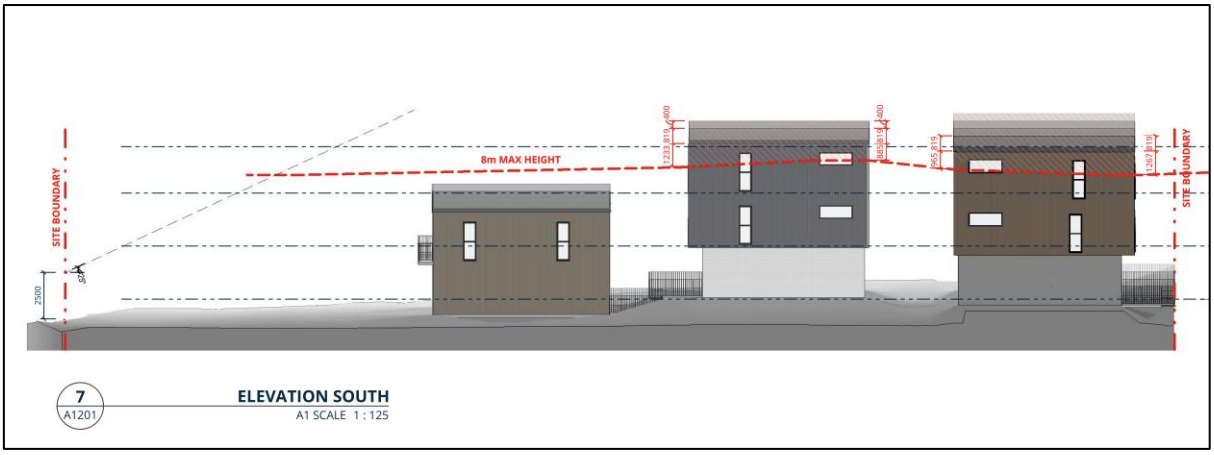


Figure 11: Southern elevation of the proposal. The development comfortably complies with the recession plane measured form the boundary of the adjoining AA1 residential properties to the west.

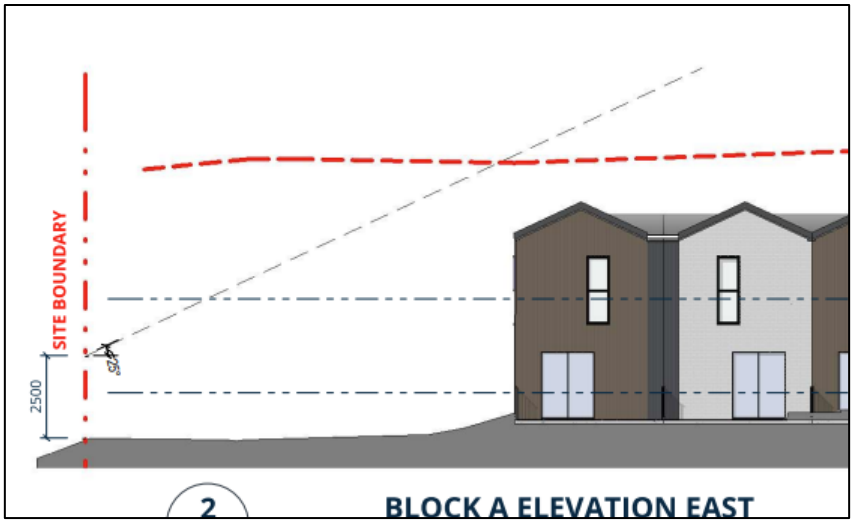


Figure 12: East elevation of Block A. The building comfortably complies with the recession plane measured form the boundary of the adjoining AA1 residential properties to the south.

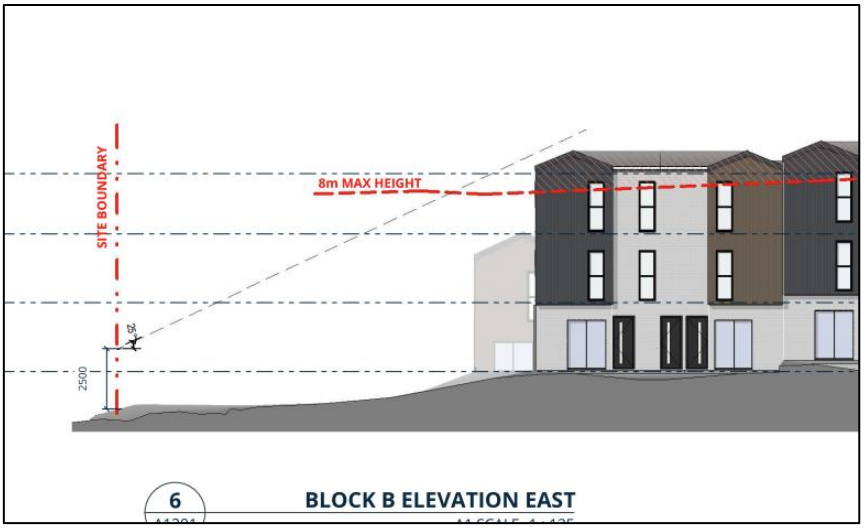


Figure 13: East elevation of Block B. The building comfortably complies with the recession plane measured form the boundary of the adjoining AA1 residential properties to the south.

Block C straddles the AA1 and AA5 boundary and is therefore subject to the LDR recession plane applying at the north and south boundaries. While there are large infringements with Block C (see Figure 14 below), the land to the north is the parking / access area for the shopping centre, while the land to the south is the Copper Beech Avenue road reserve (refer Figure 15 below). Neither of these areas are considered to be sensitive to the breaches. It is expected the Block C will be viewed as a natural extension to the Toru development, and will not lead to undue or unexpected dominance effects on the affected land to the north and south.



Figure 14: North and south recession plane infringements for Block C.

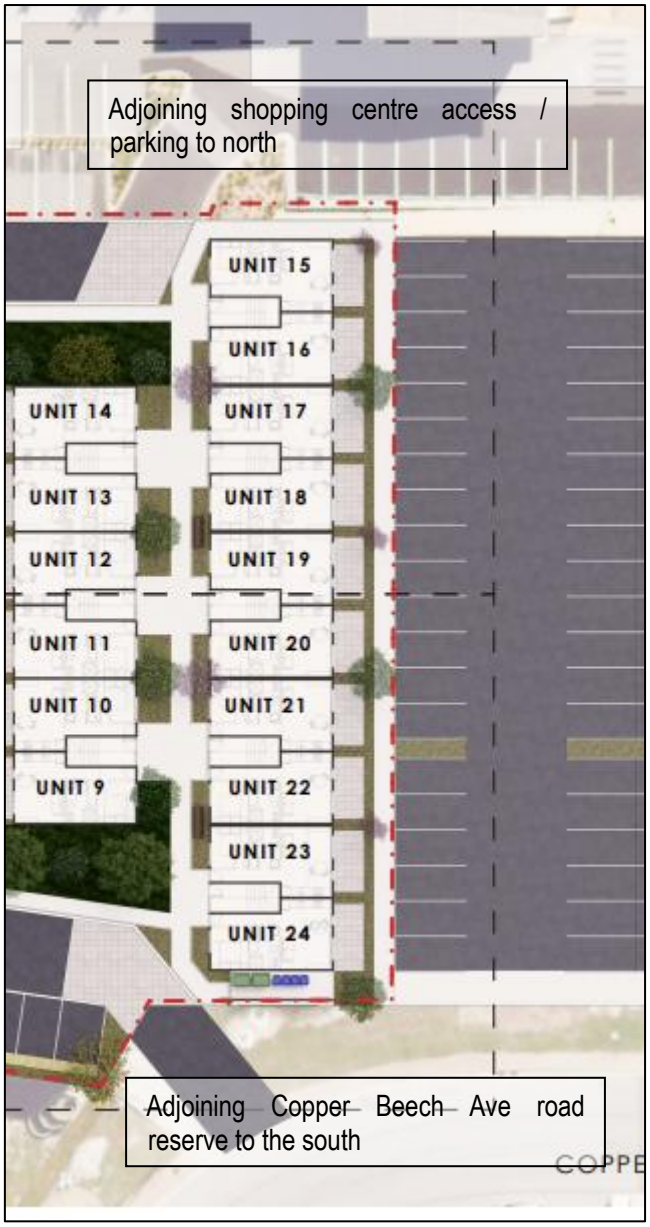


Figure 15: While Block C breaches the recession planes applying at the north and south boundaries in AA1, the adjacent land beyond these boundaries is not considered to be sensitive to the breach.

For completeness, the current Activity Area boundary is not intended to operate as a rigid development limit. The Remarkables Park Zone expressly provides for modification of internal Activity Area boundaries as a permitted activity, recognising that a degree of flexibility may be required to achieve integrated development outcomes.

Overall, the relationship with adjoining properties and boundaries is considered appropriate and any adverse effects on neighbouring properties are considered to be less than minor.

7.2.4 Effect on landscape and visual amenity values and view corridors

The site is located within an established urban environment and does not contain any identified landscape features, view corridors, natural features or visual amenity values that warrant specific protection.

The proposal will replace a vacant site and disused parking area with a comprehensively designed residential development incorporating landscaping, communal open space and integrated pedestrian connections. The site is surrounded by a mixture of residential, visitor accommodation, commercial and educational activities, including the Toru Apartments immediately to the east and established residential properties to the west and south.

The buildings have been arranged as three separate structures rather than a single continuous built form. This approach, together with the use of articulation, varied materials, landscaping and pedestrian spaces, reduces the perceived scale and bulk of the development.

Comprehensive landscaping is proposed throughout the site, including retention of established boundary hedging, specimen tree planting, shrubs, hedging and communal landscaped spaces. Over time, this planting will soften the appearance of the development and further integrate it into the surrounding urban environment.

Given the urban context of the site, the anticipated development outcomes of the Remarkables Park Zone, the quality of architectural design, and the extensive landscaping proposed, any adverse effects on landscape and visual amenity values are considered to be less than minor.

7.2.5 Vehicle access

A vehicle crossing is provided from Copper Beech Avenue to the communal carpark area, and a further indirect connection to Juniper Place will be available via the internal connection the shopping centre to the north. Vehicle access to the site has been appropriately provided for in the development design. The effects of transport related infringements are assessed in detail later in this report.

7.2.6 Outdoor living space for residential activities

The proposal provides a combination of private and communal outdoor amenity areas throughout the development.

Ground-floor units are provided with private patio areas and associated landscape treatments, while upper-level units are provided with balconies integrated into the architectural design of the buildings. In addition, communal landscaped open space areas are distributed throughout the site and linked by an internal pedestrian network.

While the proposal does not comply with the outdoor living space standards imported from the Low Density Residential Zone, those standards have been developed for conventional detached residential development and do not readily align with the medium-high density residential form proposed. The development instead relies upon a combination of private outdoor spaces, communal landscaped areas and proximity to the wider open space, recreational and commercial amenities available within Remarkables Park.

DCM notes that the proposed arrangement provides a functional and attractive residential environment and enables a range of opportunities for outdoor recreation, passive enjoyment and social interaction. Having regard to the nature of the development and the urban context of the site, the outdoor amenity provision is considered appropriate and adverse effects are less than minor.

7.2.7 Street scene including landscaping

The site has a limited frontage to Copper Beech Avenue, relative to the total site size. As a result, opportunities to establish an extensive street frontage are inherently constrained by the site's location and geometry. Notwithstanding this, the proposal includes a defined site entrance from Copper Beech Avenue incorporating landscaping and architectural treatments that provide a clear point of arrival and assist in creating a positive interface with the public realm. The letterbox wall screens the lower level of Block C and the bin store area.

Landscaping is proposed throughout the development and includes a combination of hedging, shrubs and specimen tree planting. Tree species include *Magnolia grandiflora* 'Teddy Bear', *Cornus* 'Greenvale', *Prunus cerasifera* 'Thundercloud', *Malus* 'Ballerina Maypole', *Liquidambar styraciflua* 'Worplesdon', and *Acer palmatum* 'Red Emperor' which will contribute to the establishment of a landscaped residential environment as the development matures. Boundary planting also assists in softening the appearance of built form, defining private spaces and providing a degree of privacy for residents.

The proposed landscaping is shown on the Landscape Concept Plan appended as **Attachment [F]** and is generally consistent with the landscaping approach adopted through the Remarkables Park zone.

7.2.8 Provision for pedestrian and access linkages

The application is supported by an Integrated Transport Assessment, prepared by Traffic Planning Consultants, appended as **Attachment [J]**. TPC's findings are relied upon for assessment of transport related matters.

The site is located within an established urban environment and is within walking distance of the Remarkables Park Town Centre, public transport services, educational facilities and employment opportunities. Footpaths are provided throughout the surrounding road network, including on both sides of Copper Beech Avenue, and pedestrian crossing opportunities are enhanced through the existing refuge islands located within that road.

The proposed development includes an internal network of pathways, linking all residential units with communal amenity areas within the development (e.g. bicycle parking facilities, parking areas), and the wider pedestrian network described above. The internal paths range from 1.4 m to 2.0 m in width and connect building entrances, parking areas and communal spaces in a logical and legible manner.

The Integrated Transport Assessment identifies the site as having good accessibility by active transport modes. In addition to the pedestrian connections proposed, communal bicycle storage facilities are provided throughout the development despite there being no specific District Plan requirement to do so. The proximity of the site to shops, schools, employment and public transport services is expected to encourage a greater proportion of trips to occur by walking, cycling and public transport. TPC estimate that approximately 40% of person trips generated by the development may occur by active transport or public transport modes.

Overall, I consider the proposal provides a high level of pedestrian connectivity both within the site and to the surrounding urban environment. The proposal therefore achieves positive outcomes in relation to pedestrian access and connectivity and will not result in adverse effects in this regard

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

The primary entrance to the communal parking area is located at the frontage with Copper Beech Avenue. The communal parking area begins at this access point, allowing logical navigation from the public road network to the private parking spaces. The communal carpark is located such that cars are not required to drive throughout the proposed development; instead a simplified communal carpark is provided, with an internal network of paths providing access to each building. This is considered to be an appropriate arrangement, and represents good urban design. This arrangement also allows for a simplified carpark layout, as the parks are able to be manoeuvred into from a 6.0 metre aisle, with the parks arranged into only two rows on either side of the aisle.

For completeness, three of the carparks at the northern end of the site are accessed from the shopping centre. Existing easements allow for this arrangement.

As shown on the DCM Urban landscape plan, appropriate landscaping is integrated throughout the parking layout, including boundary planting, specimen trees and landscape islands. These treatments reduce the visual dominance of parked vehicles and assist in integrating the parking areas into the overall development.

7.2.10 Solar orientation and prevailing winds

The three building blocks are generally aligned on a north-south axis, enabling a large proportion of units to achieve favourable solar access throughout the day. DCM notes that this arrangement assists in maximising natural light penetration to internal living spaces and communal areas while maintaining appropriate separation between buildings.

As is typical for medium-density residential development, some localised shading will occur between buildings at certain times of the day and year. However, the separation distances between the buildings, together with the site's generally open aspect, ensure that sunlight access remains available to the residential units and communal spaces.

The proposed landscaping also contributes positively to climatic comfort. Tree planting will provide shade during summer months while allowing greater solar access during winter as deciduous species lose their leaves.

Overall, the proposal appropriately responds to site orientation and climatic conditions and provides a good level of residential amenity for future occupants.

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

Earthworks are necessary for construction, consisting mainly of fill to create level building platforms for the development, as shown on the engineering drawings in **Attachment [E].** There will be no excess material, as the

amount of fill required exceeds the amount of cut proposed. The effects of earthworks are further discussed in Section 7.7 below. For completeness, the proposal is supported by an EMP prepared by Enviroscope.

7.3 Effects of LDR Site and Zone Standards Infringements

As outlined in Section 5, the proposed development will infringe on several site and zone standards that are imported from the LDR chapter for Activity Area 1.

It is relevant to note that the proposal has not been designed as a low-density residential development. Rather, it has been designed as a medium-density residential development to act as a transition between the adjoining land-uses which are of varying nature, scale and intensity. As discussed in Section 4, the internal Activity Area boundaries within the Remarkables Park Zone are not fixed and may be modified as a permitted activity within prescribed limits. Consequently, the location of the Activity Area 1 boundary should not be viewed as a rigid development limit.

Many of the identified infringements arise because the proposal is assessed against standards that are intended to regulate detached and low-density residential development. While the proposal does not comply with a number of those standards, the development has been carefully designed to respond to its site context and to manage potential effects on neighbouring properties. In particular, the buildings have been concentrated toward the eastern portion of the site, with parking areas, landscaping and communal open space located along the western and southern boundaries adjoining low-density residential properties. This approach enables compliance with the recession plane controls on those boundaries and provides an appropriate transition between differing forms of development.

The Urban Design Assessment prepared by DCM Urban concludes that the proposal achieves a high-quality urban design outcome and appropriately responds to the relationship between the site and its surroundings. Furthermore, the proposal has received approval from the Remarkables Park Design Review Board, providing independent confirmation that the development is consistent with the urban design outcomes anticipated within the Zone.

Accordingly, while the proposal infringes a number of the Low Density Residential Site and Zone Standards, the effects arising from those infringements are appropriately managed through the overall design, layout and landscaping of the development and are considered acceptable in the context of the wider Remarkables Park environment.

7.4 Matters of control for subdivision

The following assessment of effects on the environment is structured using the relevant matters of control that apply to all subdivision activities under the ODP. These are listed in Section 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 and 15.2.18.1 Easements.

7.4.1 Lot sizes and dimensions

There is no minimum lot size for the Remarkables Park Special Zone, and the unit title subdivision will reflect the layout of the units as shown on the proposed plans. The unit title 'lot sizes' and dimensions will therefore reflect the built form, with common property held separately. Car parks will be allocated to units as per the unit title plan.

7.4.2 Subdivision design

Location of pedestrian access

Pedestrian access is provided from Copper Beech Avenue and connects directly into the internal network of pedestrian paths within the development. In addition, established pedestrian connections are available through the adjoining Remarkables Park Town Centre land to the north, providing convenient access to nearby retail, commercial, community and public transport facilities. The multiple access points improve site permeability and support the integrated urban development outcomes anticipated by the Remarkables Park Zone.

Provision and/or use of open stormwater channels and wetland areas

Reticulated stormwater is available to the site. No open stormwater channels or wetland areas are considered necessary. This is addressed in the servicing report in **Attachment [G]**.

Orientation of lots to optimise solar gain for buildings and developments

The site is quite flat with only a gentle gradient that is open to the north, and all units will experience sunlight access and solar gain particularly at the upper level, recognising that it is a two-three storey development so there will be shading of the ground floor of units by other units within the site. Units have outdoor living areas which are east/west facing. Deciduous plant species have been chosen to ensure that winter sun is able to reach the units.

The effect of potential development within the subdivision on views from surrounding properties

The proposal will alter existing views across the currently vacant site; however, this is an anticipated outcome within the Remarkables Park Zone, where urban development is specifically anticipated.

The site occupies a transitional location between the Toru Apartments to the east and established low-density residential properties to the west and south. In responding to this context, the buildings have been concentrated toward the eastern portion of the site adjoining the existing higher-density development, while parking, landscaping and open space are located along the western and southern boundaries. This arrangement reduces the visual presence of the buildings when viewed from neighbouring residential properties and provides a transition between differing urban forms.

The Urban Design Assessment prepared by DCM Urban concludes that the proposal appropriately responds to its context and successfully manages the interface between higher-density and lower-density development.

Furthermore, the proposal has received approval from the Remarkables Park Design Review Board, providing independent confirmation that the development achieves the urban design outcomes anticipated within the Zone.

Accordingly, while views from surrounding properties will change as a result of development of the site, the resulting built form is appropriate to the site's urban setting and any adverse effects on views and visual amenity are considered to be less than minor.

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

Total earthworks are relatively modest for this scale of development, and are able to be readily managed through consent conditions and the methods provided for in the attached EMP. The effects of earthworks are assessed in greater detail in section 7.7 below.

7.4.3 Property access

The location, alignment, gradients and pattern of roading, service lanes, pedestrian access ways and cycle ways, their safety and efficiency.

The roading location has already been determined through the formation of Copper Beech Avenue. No adverse effects are expected in this regard.

The number, location, provision and gradients of access from roads to lots for vehicles, cycles and pedestrians, their safety and efficiency.

The number, location, provision and gradient for vehicle access complies with the ODP standards. Pedestrian connections are provided to the north and south, integrating the development with the shopping centre to the north and Copper Beech Avenue to the south. The proposed access arrangements will not result in adverse effects on the safety or efficiency of the transport network.

The standards of construction and formation of roads, private access, service lanes, pedestrian access, access ways and cycle ways, and provision of street lighting.

The private access and pedestrian accesses will be formed to meet QLDC standards and this can be ensured through consent conditions.

The provision and vesting of corner splays or rounding at road intersections.

Not applicable.

Naming of roads and private access

Not applicable.

Any provisions for tree planting within roads

Not applicable.

Any requirements for widening, formation or upgrading of existing roads.

Not applicable. The extension of Cherry Blossom Drive may occur in the future however this is not required for the development to proceed, as legal and physical access is from Copper Beech Avenue. The integrated transport assessment in **Attachment [M]** confirms these roads have the capacity to absorb the additional traffic volumes.

Any provisions relating to access for future subdivision on adjoining land.

The proposal does not impact on access opportunities for any adjoining land.

7.4.4 Natural and other hazards

The effect of the following natural and other hazards on the land within the subdivision

The site is not known to be affected by any natural hazards. The Environmental Management Plan records that the site is relatively flat, contains no watercourses, has no known instability issues and that groundwater was not encountered during geotechnical investigations to a depth of approximately 20 metres. Accordingly, the proposal is not expected to increase exposure to, or be adversely affected by, natural hazard risks.

The effect of the subdivision on the impact of the following natural and other hazards (listed a-i) on the site or on other land in the vicinity.

The proposed development will not exacerbate natural hazards within the site or on surrounding sites.

7.5 Servicing Effects

7.5.1 Water supply

The Infrastructure Assessment prepared by McKenzie & Co and appended as Attachment **[G].** Associated engineering drawings are included as Attachment **[E]**. Overall, Mckenzie confirm that the development can be adequately serviced.

Council's control is in respect of the following:

The availability, quantity, quality and security of the supply of water to the lots being created

The Mckenzie report, Attachment **[G],** confirms that the proposed development can be adequately serviced by Council's reticulated water supply network. McKenzie notes that a 50 mm watermain currently services the site, however a new water supply arrangement is proposed comprising a 125 mm feed from the existing 200 mm uPVC main in Copper Beech Avenue together with a rider main servicing the remaining buildings. A bulk flow meter and testable double check valve are proposed at the site boundary. McKenzie concludes that the proposed development can be adequately serviced by the existing reticulated network and no adverse effects are anticipated

.*Water supplies for firefighting purposes*

There are three existing fire hydrants within 135 m of the site, located on Copper Beech Avenue, Cherry Blossom Avenue and within the Remarkables Park shopping centre. The available firefighting network has been designed to FW2 standards, with hydrant flow testing to be undertaken at the detailed design stage to confirm compliance

with SNZ PAS 4509:2008. Subject to detailed design, McKenzie concludes that adequate firefighting water supply can be achieved

No adverse effects are expected in this regard.

The standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision

The connections to the QLDC potable water main will be in accordance with Council standards.

7.6.2 Stormwater Disposal

The capacity of existing and proposed stormwater systems;

McKenzie confirms that the site is already serviced by public stormwater infrastructure and that the downstream network was previously assessed through RM171085. The report concludes that the existing network has sufficient capacity to accommodate the proposed development, with peak runoff increasing only marginally from 36.99 l/s to 40.85 l/s. Accordingly, no adverse effects on stormwater network capacity are anticipated

The method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems, and the location, scale and construction of stormwater infrastructure

The proposed development will connect to Council's reticulated stormwater network. Existing public stormwater infrastructure crossing the site will be diverted to accommodate the proposed development, with redundant infrastructure removed. Stormwater from roofs, accessways and parking areas will be collected via a private reticulation network before discharging to the public system. Detailed design will be completed through the Engineering Acceptance process

The effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including the control of water-borne contaminants, litter and sediments, and the control of peak flow;

McKenzie propose a Downstream Defender treatment device within the stormwater network to treat runoff from vehicle parking and manoeuvring areas prior to discharge. The system is designed to remove sediment, litter and hydrocarbon contaminants, while exceedance events will be conveyed via overland flow paths. McKenzie conclude that the proposed stormwater management measures are effective and that adverse stormwater effects will be less than minor.

7.6.3 Sewage treatment and disposal

The method of sewage treatment and disposal;

The Infrastructure Report confirms that the development will connect to Council's reticulated wastewater network. Wastewater generated by the development will be collected through a private gravity reticulation system before discharging to the public wastewater network. Existing public wastewater infrastructure traversing the site will be diverted as part of the development works.

The capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;

McKenzie concludes that the existing wastewater infrastructure was designed and assessed through RM171085 and has sufficient capacity to service a development of this nature. The calculated increase in peak wet weather

demand is modest and no network constraints have been identified. Accordingly, adverse effects on the operation of the wider wastewater network are not anticipated.

The location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system;

The proposed wastewater infrastructure comprises a gravity reticulation system connected to the existing Council network. The infrastructure will be designed and constructed in accordance with QLDC standards, with detailed engineering design to be completed through the Engineering Acceptance process. McKenzie conclude that the proposed system is feasible and no adverse effects are expected.

Easements over private land for access to the nearest public or community owned point or disposal.

Any proposed easements are to be determined. Easements following as-built infrastructure are to be granted or reserved on deposit of the Unit Plan.

7.6.4 Energy supply and telecommunications

The adequacy and installation of any electrical supply system, gas supply systems and telecommunications system;

The site is currently serviced by underground power and telecommunications infrastructure. The McKenzie report concludes that suitable underground connections can be made to service the proposed development, subject to detailed design and installation by the respective utility providers. A gas reticulation main is also present along the northern boundary adjoining the Remarkables Park shopping centre. No adverse effects are anticipated.

No adverse effects are expected in this regard.

Connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.

The Infrastructure Report confirms that power and telecommunications connections are available to service the development. Accordingly, no adverse effects are anticipated in relation to energy supply or telecommunications servicing.

7.6.5 Open space and recreation

Council's control is with respect to the provision of land/and or facilities for open space and recreation. No land will be vested as recreation land with QLDC, as the proposal is a small-scale subdivision. The applicant will be required to pay the development contribution for reserve land which will mitigate the effects of the proposal. A small private open space area is provided within the development as shown on the plans in **Attachment [C]**.

7.6.6 Vegetation and landscaping

The protection of vegetation and landscape features

The site has no ecological or natural values, or landscape features that are of importance or require protection. The site is covered in grass and gravel, suitable for development.

Provision for street scape planting within the road and public spaces

All planting is proposed within the site, not on the road, public spaces or road reserve.

7.6.7 Easements

Any proposed easements are to be determined. Easements following as-built infrastructure are to be granted or reserved on deposits of the Unit Plan.

7.7 Transport Effects

7.7.1 Transport Assessment

The ITA (Attachment **[J]**) assesses the effects of the proposed 64-unit residential development on the surrounding transport network, including vehicle access, parking, active transport, public transport accessibility and road safety.

TPC note that the site is well located in relation to existing transport infrastructure. Copper Beech Avenue is a local road carrying approximately 358 vehicle movements per day and is provided with footpaths on both sides. The site is located within walking distance of the Remarkables Park Town Centre, public transport services, schools and community facilities. Existing bus stops are located approximately 300 metres from the site and provide access to Routes 1 and 3, which operate at frequencies of approximately 15 to 30 minutes during weekday periods.

Vehicle access is proposed from Copper Beech Avenue via a new 5.5 metre wide vehicle crossing. A secondary connection is also available through the existing access arrangements associated with Remarkables Park to the north. TPC conclude that the proposed access arrangement provides suitable sight distance, safe vehicle movements, and sufficient width for two-way traffic. Sight distance in excess of 50 metres is available in both directions, exceeding the District Plan requirements.

TPC estimate that the proposal will generate approximately 387 vehicle movements per day and approximately 32 vehicle movements during peak hours. Even if all vehicle movements were directed through Copper Beech Avenue, the resulting traffic volumes would remain well within those capable of being accommodated by a local road. The report concludes that no upgrades to the surrounding road network are required to accommodate the anticipated traffic generation arising from the proposal.

The assessment also concludes that the proposal will not adversely affect walking, cycling or public transport. The development incorporates dedicated pedestrian connections, bicycle parking facilities and direct connections into the wider pedestrian network within Remarkables Park. The site's proximity to services, employment opportunities and public transport infrastructure is expected to encourage a relatively high proportion of non-car travel.

In relation to road safety, TPC reviewed available crash data for the surrounding road network, finding records of four non-injury crashes within Copper Beech Avenue since 2021. On review of the nature and frequency of these events, TPC have identified no pattern of crashes indicating inherent road safety issues associated with property access in the vicinity of the site. TPC conclude that the proposal will not adversely affect the safe operation of the surrounding transport network.

Subject to standard construction traffic management measures during the construction phase, Traffic Planning Consultants conclude that the overall transport effects of the proposal will be less than minor. I concur with these findings.

The associated infringements of transport standards are assessed in turn below.

7.7.2 Effects of the shortfall in parking space dimensions

Rule 14.2.4.1(x) requires the width of a single residential parking space to be 3.1 m – single parking spaces includes car parks on the ends of parking rows. The rule also references Appendix 7, which specifies parking dimensions for Class 1 and Class 2 users, noting stall width for a 90 degree carpark with an 8.0 m aisle width is to be 2.5 metres.

It is noted that, while the PDP Transport chapter does not apply to this development, the PDP Transport Chapter does not contain a corresponding rule which requires a 3.1m width for single parks or parks on the end of rows. Parking space dimensions in the PDP Transport Chapter are the same as Appendix 7 in the ODP.

In this instance, while all of the proposed carparks meet the 2.5 x 5.0 m general parking size requirement, some of the "end" carparks on the rows do not meet the separate 3.1 m requirement for single. In support of the infringement, TPC make the following findings:

- *The subject spaces have a width of 2.7 metres and are adjacent to low-lying landscaping such that the effect on users opening doors when parked is less than minor.*
- *The non-compliance is a result of the angle of the western site boundary near the subject spaces, rather than a preferential design and designing a compliant parking space design in this regard would likely result other non-compliances across the site or lower amenity for users which was considered a worse outcome when taking into account the subject spaces are adjacent to low-lying landscaping and no structures..*

Overall, it is considered that the proposed parking space dimensions are appropriate and there are no adverse effects that are minor or more than minor.

7.7.3 Effects of the shortfall in on-site queuing space

In this case, two access points are available and a minimum of 9 metres of queuing space is therefore required at each access. The northern access complies with this requirement, while the southern access from Copper Beech Avenue provides approximately 3.3 metres of queuing space before the first parking space.

TPC estimates that the proposal will generate approximately 32 peak hour vehicle movements, equivalent to approximately one vehicle movement every one to two minutes during peak periods. These movements will be distributed between the northern and southern access points. Traffic volumes of this scale are unlikely to result in vehicle queues forming at the site entrance.

The access is designed to accommodate two-way vehicle movements and provides suitable visibility between entering and exiting vehicles. In the unlikely event that opposing movements occur simultaneously, drivers will be

able to observe each other and safely wait either within the accessway or on Copper Beech Avenue, which is a low-volume local road.

Accordingly, while the proposal does not fully comply with the queuing requirement, the scale of the infringement will not adversely affect the safety or efficiency of the surrounding transport network and the resulting effects are considered to be less than minor.

7.8 Earthworks Effects

7.8.1 Environmental Protection Measures

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

An Earthworks Plan is included with the engineering drawings appended as **Attachment [E]** and Environmental Management Plan prepared by Enviroscope is appended as **Attachment [H].**

The works on the subject site is classified as Medium Risk as per QLDC EMP Guidelines as the area of earthworks exceed 2500m^2.

Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off site

The earthworks will not adversely affect stormwater and overland flows with Erosion and Sediment Control (ESC) measures in place to ensure this as set out in the EMP.

The duration the earthworks will be exposed

Earthworks will likely be undertaken in approximately 2 months. The finished surface will be progressively developed as a subgrade platform to a standard compaction for building construction.

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

The site does not have a gradient >18.5 degrees (1 in 3), the site is a flat site.

Whether appropriate measures to control dust emissions are proposed

Specific controls will be adhered to, to manage dust as set out in the EMP in **Attachment [H]**.

Whether any groundwater is likely to be affected and any mitigation measures are proposed to deal with any effects

The EMP records that groundwater was not encountered during the geotechnical investigations undertaken for the site. Specifically, groundwater up to a depth of approximately 20 m below ground level. On this basis, groundwater is not expected to constrain the proposed earthworks or development

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

There will be no excess material as the amount of fill far outweighs the amount of cut. No adverse effects are anticipated in this regard.

7.8.2 Effects on landscape and visual amenity values

Whether the scale and location of any cut and fill will adversely affect the visual quality and amenity values of the landscape and urban environment

Earthworks are temporary in nature in an urban zone. Immediately upon completion of the topsoil strip, the finished surface will be progressively developed as a subgrade platform to a standard compaction for building construction.

The proposed rehabilitation of the site

The site will be permanently stabilised by progressive establishment of foundations for the apartment complex and subsequent landscaping.

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

The site is located within an urban zone, and does not have interface with any rural landscape or topographical features. The site is flat / has a gentle gradient and will not result in adverse effects on the natural form of existing landscapes.

7.8.3 Effects on adjacent sites

Whether the earthworks will adversely affect the stability of neighbouring sites

Cuts are limited to topsoil strip only, and will not result in unstable cuts or fill on adjoining sites.

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

The earthworks will not result in the higher risk of inundation or adjoining land, or a raised water table.

Whether cut, fill and retaining are done in accordance with engineering standards

Earthworks are done to the appropriate standards, and the EMP has been prepared in accordance with the requirements of GD05.

7.8.4 General amenity values

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

The importing of soil to the site will not result in adverse effects on surrounding roads and neighbourhoods, as stabilised access will reduce tracking of sediments onto surrounding roads.

Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area

Hours of operation are limited to Monday to Friday (inclusive) between 7:30am to 6:00pm, and Saturday 7:30am to 6:00pm. Machinery used on site will not exceed noise levels specified in NZS6803:1999. Full detail of measures are set out in the EMP.

Whether natural ground levels will be altered

Natural ground levels will be minimally altered, as a result of the works to create flat buildable areas.

7.8.5 Impacts on sites of cultural heritage value

Whether the subject land contains Waahi Tapu or Waahi Taoka, or is adjacent to a Statutory Acknowledgement Area, and whether tangata whenua have been notified

The site does not contain Waahi Tapu or Waahi Taoka, nor is it adjacent to a Statutory Acknowledgement Area.

Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified

The site does not contain a recorded archaeological site. Standard accidental discovery protocols will be adhered to during earthworks.

7.9 Positive Effects

The proposal is for a medium density style residential development within an area specifically identified as suitable for intensified urban developments, and will provide a much-needed increase in housing supply. The development will result in a positive effect from enabling additional development intensity and housing diversity within close proximity to the Remarkables Park Town Centre and public transport bus routes. Intensification and not over-providing the number of car parking spaces provided will also encourage the use of public transport and active travel.

The proposal will also provide an appropriate transition between the differing development forms that surround the site. In particular, it will establish a transition between the higher-density Toru Apartments, the shopping centre to the north, and the established low-density residential environment to the west and south. This transition has been deliberately achieved through the concentration of built form toward the eastern portion of the site, with parking, landscaping and open space providing separation from adjoining residential properties.

Overall, the proposal represents a logical and efficient urban development outcome that is consistent with the anticipated character and development pattern of the Remarkables Park Zone.

7.10 Summary

Resource consent is sought to authorise a 64-unit residential development at 14 Copper Beech Avenue, Queenstown, together with a Unit Title subdivision The proposal has been designed in response to its unique location between the higher-density Toru Apartments and the more intensive urban environment to the east, and the established low-density residential environment to the west and south, thereby providing an appropriate transition between these differing forms of development.

The proposal makes efficient use of serviced urban land within the Remarkables Park Zone and is supported by specialist urban design, transport, infrastructure and environmental assessments. While consent is required for a number of departures from the LDR standards applying within Activity Area 1, the assessment contained within this report concludes that the resulting effects are acceptable and can be appropriately avoided, remedied or

mitigated. Overall, the proposal represents a logical and appropriate development outcome that is consistent with the anticipated character and development pattern of the Remarkables Park Zone.

8. Public and Limited Notification

8.1 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.

8.2 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))

- As set out in the earlier assessment, there are no persons who are considered to be directly affected by the proposal, 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 notification. It is requested that the application be processed on a non-notified basis, as the proposal is in accordance with the outcomes provided for by the Remarkables Park Zone.

The following non-notification rules are noted, however overall, the application is for a non-complying activity and is not precluded from notification.

- Rule 12.11.4.1i – Land use consent for controlled activities – must be processed non-notified.
- Rule 15.2.2.6 – controlled activity subdivision must be processed non-notified.
- Rule 12.11.3.3 (iii) – D earthworks

9. Policy Framework

9.1 Operative Regional Policy Statement (2021)

The ORPS was separated into two parts: a freshwater and a non-freshwater planning instrument, following a determination by the High Court in 2021. The non-freshwater Otago Regional Policy Statement (2021) became operative on 9 July 2026. 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 a medium-high density housing typology, which reflects the changing needs of the community now and in the future, particularly in consideration of the housing crisis and the need for a variety of housing types suitable for first home buyers, small families and people wanting to downsize. 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, … 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.	1. The proposal will improve the housing choice, quality and affordability through the provision of a medium density housing typology. 3. The proposal respects and enhances the surrounding urban built environment 4. The proposal has been carefully designed, and delivers good 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 medium density housing typology is 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 medium density 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. Consolidated growth within urban areas is considered to be an efficient use of land, therefore protecting rural areas and
UFD – P3 Urban Intensification Within urban areas intensification is enabled where it:	1. The proposal will contribute to establishing a well-functioning urban environment, by locating medium density housing typology within an existing urban area, therefore enhancing the urban environment and streetscape

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.	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, especially of medium density typology/size and therefore price range. As above, increased land use/density within an urban area will encourage funding for better public transport services. 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.

Overall, at a high level the proposal is consistent with the relevant objective and policies under the ORPS (2021).

9.3 Operative District Plan

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

9.3.1 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.

9.3.2 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.
4.8 Natural Hazards	No 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.

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. 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.	The proposal is located within an established urban environment and has been carefully designed to respond to its surrounding context. The development provides an appropriate transition between the higher-density Toru Apartments, the shopping centre, and the established low-density residential environment to the west and south. The layout, landscaping and building design ensure that the amenity of adjoining residential properties is appropriately maintained while enabling additional housing within an existing urban area. No visitor accommodation is proposed. As discussed, the concentration of the buildings to the eastern part of the site effectively minimises any adverse effects on the amenity values enjoyed at the adjoining low density properties. In effect, the development of higher density development has been restricted to the eastern portion of the site. The proposal is consistent with this objective and relates policies.
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 proposal provides 64 one-bedroom residential units within an existing serviced urban area. The development contributes to housing supply and housing choice while supporting a consolidated urban form. The site is located within walking distance of the Remarkables Park Town Centre, public transport services, educational facilities and employment opportunities, making it an appropriate location for residential intensification.
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 provides a relatively compact housing typology in a location with excellent access to services, employment and public transport. The additional residential supply will contribute positively toward housing choice within the District and represents an efficient use of urban land and infrastructure.

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

9.3.3 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 is consistent with the integrated development outcomes anticipated by the Remarkables Park Zone. The site is located within a mixed-use urban environment containing residential, visitor accommodation, commercial, educational and community activities. The development utilises existing infrastructure, benefits from strong pedestrian and transport connections, and contributes to the range of residential and accommodation opportunities anticipated within Remarkables Park.
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.	While the proposal requires consent for infringements of the standards imported from Activity Area 1, the overall form of development responds appropriately to its location. The proposal has been deliberately designed to provide a transition between the high-density Toru development and the lower-density residential environment. The majority of built form is concentrated toward the eastern portion of the site while parking, landscaping and open space create an effective buffer to adjoining residential properties. The proposal therefore achieves the broader development outcomes anticipated by the Structure Plan and Remarkables Park Zone.
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:**	The proposal achieves a coherent and well-considered site layout. Buildings are arranged to maximise solar access, provide functional communal amenity spaces and establish good pedestrian connectivity throughout the site. A high-quality architectural response is complemented by extensive landscaping and retention of boundary planting. Importantly, the proposal has been reviewed and approved by the Remarkables Park Design Review Board and is supported by the Urban Design Assessment prepared by DCM Urban, both of which conclude that the proposal achieves the urban design outcomes anticipated by the Zone.

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. 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.	

9.3.4 Section 14 – Transport chapter

Objective 1 – Efficiency Efficient use of the District's existing and future transportation resource and of fossil fuel usage associated with transportation **Policy** 1.6 To promote and provide for the consolidation of new areas of residential development and for higher density development within identified areas. 1.8 To consider options for encouraging and developing greater use of public transportation facilities and in particular to continue to investigate the options for alternative transport means 1.10 To require access to property to be of a size, location and type to ensure safety and efficiency of road functioning.	The proposal provides for medium density residential development in close proximity to shops, schools and public transport. The Government's NPS-UD 'no minimum parking' requirements encourages mode shift towards utilising public transport which is available in close proximity to the site. Bike parking is provided on site which will also encourage the mode shift. The proposed access arrangement is generally consistent with the intent of the ODP standards. While resource consent is required for a number of transport-related matters, the Integrated Transport Assessment concludes that the infringements will not adversely affect the safety or efficiency of the transport network
Objective 3 - Environmental Effects of Transportation Minimal adverse effects on the surrounding environment as a result of road construction and road traffic. 3.1 To protect the amenities of specified areas, particularly residential and pedestrian orientated town centres from the adverse effects of transportation activities. 3.4 To ensure new roads and vehicle accessways are designed to visually complement the surrounding area and to mitigate visual impact on the landscape.	TPC estimates that the proposal will generate approximately 387 vehicle movements per day and approximately 32 peak hour vehicle movements. These movements are expected to be readily accommodated within the surrounding road network without requiring upgrades. The proposed vehicle access achieves appropriate sight distances and the surrounding road network exhibits no history of safety issues associated with property access. The proposal will not result in adverse effects on the safety or operation of the transport network.

Objective 5 - Parking and Loading – General Sufficient accessible parking and loading facilities to cater for the anticipated demands of activities while controlling adverse effects. 5.2 To ensure car parking is available, convenient and accessible to users including people with disabilities. 5.4 To require the design of parking areas to ensure the safety of pedestrians as well as vehicles.	The proposal provides 54 parking spaces, including two accessible parking spaces, together with bicycle parking facilities. While consent is required for two end-of-row parking spaces and a shortfall in queuing distance, TPC concludes that these infringements will not adversely affect vehicle manoeuvring, pedestrian safety, network efficiency or parking functionality. Accordingly, the proposal is consistent with the intent of the parking and loading provisions.

Overall, the proposal is consistent with the Transport chapter objectives and policies.

9.3.5 Section 15 – Subdivision, Development & Financial Contributions

The proposal is consistent with Objective 1 and the 12 associated policies as it can be fully serviced. The cost of the services will be met by the subdivider, in accordance with Objective 2.

Objective 4 is not applicable as the site is not within an ONL/F and the site does not have nature conservation values. The proposal is consistent with Objective 5 and associated policies relating to amenity protection.

Overall, as a controlled activity, the proposal is consistent with the Subdivision objectives and policies.

10. Other Matters

Section 104(1)(c) of the Act permits Council to have regard to "any other matter the consent authority considers relevant and reasonably necessary to determine the application". No other matters are considered relevant to this proposal.

11. Conclusion

Resource consent is sought to construct 64 residential units with associated carparking, landscaping, access and earthworks. The building has been designed with respect to the surrounding environment, with architectural façade treatment, a staggered design and landscaping to display a 'human scale' and non-bulky development. Adverse effects are avoided and mitigated. Enabling the proposal will provide for additional housing within the District, of medium-high density typology within close proximity to the Remarkables Park Town Centre.

Attachments

[A] – Form 9
[B] – Record of Title 909718
[B1] – Consent Notice 7496562.6
[B2] – Covenant in transfer 7614654.1
[B3] – Covenant Instrument 11910890.5
[B4] – Covenant Instrument 11990175.1
[C] – Proposed Plans
[D] – Proposed plan of subdivision
[E] – Engineering Drawings
[F] – Landscape Concept design
[G] – Infrastructure Assessment Report
[H] – Environmental Management Plan – Enviroscope
[I] – Urban Design assessment
[J] – Integrated transport assessment - TPC
[K] – Design Review Board Approval