BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Hearing Stream 17 – Stage 3 Proposed District Plan

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REPLY OF BLAIR JEFFREY DEVLIN ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL

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

4 September 2020

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1. INTRODUCTION

1.1 My name is Blair Jeffrey Devlin. I prepared the section 42A report[1] (**s42A**) and one statement of rebuttal[2] for the Residential and Business Mixed Use Zone Design Guidelines, filed in Hearing Stream 17. My qualifications and experience are set out in my s42A.

1.2 I attended the hearing on 29-30 June 2020 and have been provided with reports of what has taken place at the hearing where relevant to my evidence.

1.3 This reply evidence covers the following issues:

(a) Photographic examples and captions;
(b) Use of the term 'encourage' in proposed policy wording;
(c) Hierarchy between objectives & policies, matters of discretion and design guidelines;
(d) Queenstown Airport Corporation (**QAC**) planting restrictions;
(e) Link to Heritage chapter provisions;
(f) Text describing zones; and
(g) Placement of principles of Custodianship / Kaitiakitanga.

1.4 I have liaised with Mr Compton-Moen in the preparation of this reply evidence. Mr Compton-Moen has updated both sets of Design Guidelines in response to the Panel's questions. They are attached to this reply.

1.5 The following are attached to my reply evidence:

(a) **Appendix A**: Recommended Revised PDP provisions – Chapters 7, 8, 9, 16 and 31;
(b) **Appendix B:** Recommended Revised Business Mixed Use Design Guidelines (changes in blue reflect right of reply changes);
(c) **Appendix C:** Recommended revised Residential Design Guidelines (changes in blue reflect right of reply changes);

1 Dated 18 March 2020.
2 Dated 12 June 2020.

(d) **Appendix D:** Final recommendations on submissions.

2. PHOTOGRAPHIC EXAMPLES AND CAPTIONS

2.1 At the hearing, the Panel raised with myself and Mr David Compton-Moen whether the photographic examples in the notified Design Guidelines demonstrated good urban form. The Panel also questioned the absence of explanatory captions for the photos.

2.2 In response, and to address these concerns, Mr Compton-Moen has made changes to both sets of Guidelines as attached in **Appendix B** and **Appendix C**.

2.3 I would like to reiterate Mr Compton-Moen's comments at the hearing that finding a photo, that illustrates perfectly, the design element identified (and not other matters) can be challenging. However, I do consider that Mr Compton-Moen's proposed changes to the photographic examples and captions address the concerns raised by the Panel.

2.4 I note for the Panel that there is scope for Mr Compton-Moen's proposed changes to the photographs and drawings. With regard to the Residential Design Guidelines, scope is drawn from submission #3016 (Gillian MacLeod) and from various submissions in opposition to the guidelines[3]. With regard to the Business Mixed Use Design Guidelines, scope is drawn from submission #3211 (Ken Muir) which opposes the Design Guidelines "in their current form".[4]

3. USE OF THE TERM 'ENCOURAGE' IN PROPOSED POLICY WORDING

3.1 The Panel questioned the use of the word 'encourage' in a number of new policies in both the Residential (Chapters 7, 8, 9) and Business Mixed Use Zone (**BMUZ**) chapters (Chapter 16). The relevant policies were introduced in the notified variations to those Chapters and are as follows:

3 Marama Hill Ltd (3280), Elliot Family Trust (3264), Queenstown Views Villas Ltd (3282), Wayfare (3343), Silver Creek Ltd (3347).
4 Paragraph 15, submission of Ken Muir #3211.

7.2.1.5 Encourage buildings and development to be consistent with the design outcomes sought by the Residential Zone Design Guide 2019.

8.2.2.6 Encourage buildings and development to be consistent with the design outcomes sought by the Residential Zone Design Guide 2019.

9.2.2.3 Encourage buildings and development to be consistent with the design outcomes sought by the Residential Zone Design Guide 2019.

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

31.19.4.4 Within the Business Mixed Use Zone only: Consistency with the Business Mixed Use Zone Design Guide.

3.2 The key concerns of the Panel in relation to these policies, as I understand them, are that:

(a) the word 'encourage' in Policies 7.2.1.5, 8.2.2.6, 9.2.2.3 and 16.2.2.10 is relatively weak whereas the word 'consistent', used in Policy 31.19.4.4 is relatively strong – creating inconsistency and uncertainty, and potentially undermining the more directive policies.

(b) the use of the word 'encourage' in the above policies does not sit well with the more directive policies of the PDP BMUZ in particular, which sought that specific outcomes be achieved. For example, BMUZ policies such as 16.2.2.1 use the words "Require the design of buildings to contribute positively to the visual quality….", whereas the notified wording of Policy 16.2.2.10 (above) is to "Encourage buildings and development to be consistent with design outcomes…".

(c) the use of the word 'encourage' in the above policies does not sit well with the more directive policies of the PDP Residential zones, particularly the HDR and MDR which are more directive.

(d) The policies read like an assessment matter rather than a policy.

(e) The word 'consistent' appears in both the matter of discretion in the rules, and in the wording of the policy. However, the wording of the rule did not include the 'encourage' qualifier that is present with the policy so potentially was unclear having a change from 'encouraging consistency' to just 'consistency'.

3.3 I have considered the Panel's concerns, and on reflection consider that the wording of these policies should be amended to provide greater clarity and certainty and to better align with the objectives and policies of the BMUZ and Residential chapters of the PDP.

3.4 My recommended wording is set out below (with changes shown in underline and ~~strikethrough~~) and in **Appendix A**. Although not raised by the Panel, I have also added the term 'relevant' to reflect that the 12 design elements will not always be relevant to all proposals, rather for many projects only some of the design elements will be applicable. This may also further address the concern of submitters who were concerned that the design elements extended beyond the matters of restricted discretion[5].

7.2.1.5 ~~Encourage buildings and development to be consistent with the~~ Require consideration of the relevant design ~~outcomes~~ elements identified in ~~sought by~~ the Residential Zone Design Guide 2019.

8.2.2.6 ~~Encourage buildings and development to be consistent with the~~ Require consideration of the relevant design elements identified in ~~outcomes sought by~~ the Residential Zone Design Guide 2019.

9.2.2.3 ~~Encourage buildings and development to be consistent with the~~ Require consideration of the relevant design elements identified in ~~outcomes sought by~~ the Residential Zone Design Guide 2019.

16.2.2.10 ~~Encourage buildings and development to be consistent with the~~ Require consideration of the relevant design ~~outcomes~~

5 For example, Nicholas Cashmore (3203), Marama Hill Ltd (3280), Wayfare Group Limited (3343).

~~sought by~~ elements identified in the Business Mixed Use Design Guide 2019.

31.19.4.4 Within the Business Mixed Use Zone only: Require consideration of the relevant design elements ~~Consistency with~~ in the Business Mixed Use Zone Design Guide.

3.5 The matter of discretion (where listed in any relevant restricted discretionary rule for the BMUZ) reads (as notified):

#. Consistency with the Business Mixed Use Design Guide 2019.

3.6 Initially, I considered it appropriate to retain use of the term 'consistency' in the matter of discretion, noting the proposed change to the policies will steer a plan user in the direction of the relevant design elements, when considering that consistency. The wording used in the matter of discretion is similar, but slightly different to, how the PDP is written with regard to the Arrowtown Design Guidelines 2016 (**ADG 2016**). The references to the ADG 2016 refer to *"consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016"*.[6]

3.7 On reflection I consider the matter of discretion should be more appropriately worded as follows (changes shown in underline and ~~strikethrough~~):

#. ~~Consistency with the~~ How the proposal responds to the relevant design elements from the Business Mixed Use Design Guide 2019.

3.8 I consider this change better targets the matter of discretion and improves its alignment with the above revised policies. This change is reflected in **Appendix A.**

6 Example from Rule 7.4.8c.

3.9 In summary, I consider the policies and matter of discretion, as revised above and set out in **Appendix A** better achieves the objectives and policy direction in the PDP relating to design.

3.10 There were no specific submission points addressing the particular wording of the policies or matter of discretion. I consider there is scope to make these changes under the submissions[7] that broadly opposed the provisions in full or in their current form, or that stated they were inefficient or ineffective in their current format.

4. HIERARCHY BETWEEN OBJECTIVES & POLICIES, MATTERS OF DISCRETION AND DESIGN GUIDELINES

4.1 The Panel queried the alignment of the wording of the objectives, policies, matters of discretion and Design Guidelines. One concern was that the use of the terms 'encourage' and 'consistent' in the policies, along with more gentle language in the Design Guidelines, could undermine the more directive policies of the relevant chapters of the PDP.

4.2 Noting the changes recommended above to the wording of the policies, including the recommended removal of the words 'encourage' and 'consistent', a full review of both sets of Design Guidelines was undertaken to ensure they aligned with the policies of the PDP.

4.3 A number of minor changes have been made to the Design Guidelines to ensure the wording reflected the policies. These changes are shown in **Appendices B** and **C**. One example is BMUZ policy 16.2.2.1, which is directive and provides:

> *Require the design of buildings to contribute positively to the visual quality, vitality, safety and interest of streets and public spaces by providing active and articulated building frontages, and avoid large expanses of blank walls fronting public spaces.*

7 For example, for the Residential zones, Nicholas Cashmore (3203), Marama Hill Ltd (3280), Wayfare (3343). For the BMUZ, Wayfare (3343), Ken Muir (3211).

4.4 The design elements that talk about active frontages for example, have been amended to reflect the directive nature of the policy (changes show in underline and ~~strikethrough~~):

GOOD DESIGN ELEMENTS

01 Create a positive street edge and a sense of place

~~Create~~ ***Ensure*** *positive edges to streets and public spaces by designing active frontages with clearly defined entrances and limiting/avoiding setbacks. ~~Encouraging uses~~* ***Uses*** *such as restaurants and cafes on the ground floor allows them to 'spill out' into the street can improve an areas vitality and interest and provides natural surveillance opportunities.*

4.5 I consider there is scope to make these minor changes throughout both Design Guidelines through submissions which either request that the Residential Design Guidelines be deleted in full[8], or (relevant to the BMUZ Design Guidelines), submissions opposing the Design Guidelines "in their current form"[9].

5. QUEENSTOWN AIRPORT CORPORATION (3316) (QAC) PLANTING RESTRICTIONS

5.1 The Panel correctly observed that the restrictions on planting requested by QAC[10] to the BMUZ Design Guidelines would apply to all of the BMUZ, even those part of the zone that are not near an airport, such as Anderson Heights in Wanaka.

5.2 I have addressed this within **Appendix B** by re-inserting the four tree species that were recommended for removal in response to the QAC submission. I have also inserted a reference to make it clear the restriction on Lemonwood (Tarata), Ornamental Pear, Copper Beech and Marble Leaf only applies to the BMUZ located at north Frankton Flats.

8 For example, submissions such as Wayfare Group Ltd (3343.4), Silver Creek Ltd (3347.1), Marama Hill Ltd (3280.1), Queenstown Views Villas Ltd (3282.1) and Nicholas Cashmore (3203.1).
9 Submission 3211 (Ken Muir).
10 Submitter reference 3316.

5.3 I consider there is scope to make this change under the QAC submission 3316.

6. LINK TO HISTORIC HERITAGE (CHAPTER 26) PROVISIONS

6.1 In paragraph 14.2 of my s42A, I explained that new buildings in the setting of a heritage building or feature would require consent under the Chapter 26 Historic Heritage provisions. The Panel observed that the reference to Chapter 26 should be made explicit in the Design Guidelines. While I understand the rule relating to the setting of a heritage building is under appeal, I agree and a note has been added to both sets of Design Guidelines in **Appendices B** and **C.**

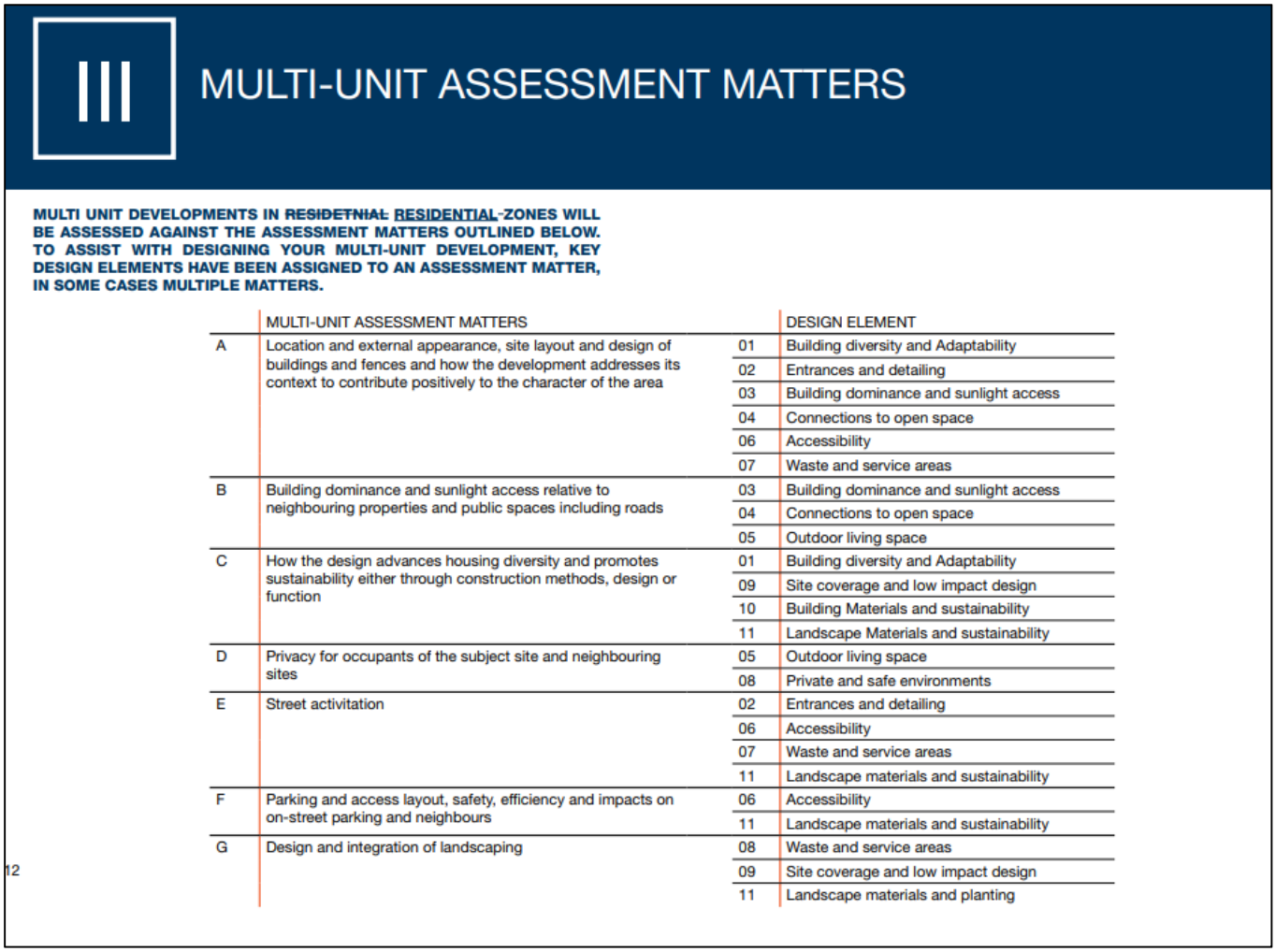
6.2 The note has been added to the introductory 'Purpose of the Guide' section to alert readers to the possibility that consent may be required under the Chapter 26 Historic Heritage provisions.

6.3 There is scope for this change within the submission of Heritage New Zealand Pouhere Taonga (**3191**).

7. TEXT DESCRIBING ZONES

7.1 The Panel observed that the descriptive text in both the Residential and BMUZ Design Guidelines did not match that of the Zone Purpose Statement for the respective zones. A question was posed as to whether the Design Guide description of the zones should be exactly the same as the PDP Zone purpose statement.

7.2 While there is some duplication between the Zone Purpose Statement and the descriptive text in the Design Guidelines, I do not consider this problematic as ideally the Design Guidelines stand on their own and can be read in isolation, without having to refer back to the PDP text. I am comfortable the descriptive text in both sets of Design Guidelines is appropriate with the exception of page 12 of the Residential Design Guidelines which is shown in **Figure 1** below:



MULTI-UNIT ASSESSMENT MATTERS

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

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

12

Figure 1: Page 12 from Residential Design Guidelines

7.3 On review of the descriptive material at the start of the Residential Design Guidelines, I consider this page is not appropriate as it incorrectly uses the RMA term 'Assessment Matters' and is based on the matters of restricted discretion from the Medium Density Residential zone.

7.4 I consider there is scope to delete this page under submissions such as Wayfare Group Ltd (3343.4), Silver Creek Ltd (3347.1), Marama Hill Ltd (3280.1), Queenstown Views Villas Ltd (3282.1) and Nicholas Cashmore (3203.1) who all request that the Residential Design Guidelines be deleted. Alternatively, I consider there is scope to make these changes under the submissions that opposed the provisions in

full, or that stated they were inefficient or ineffective in their current format.[11]

8. PLACEMENT OF PRINCIPLES OF CUSTODIANSHIP / KAITIAKITANGA

8.1 The Panel queried whether the principle of custodianship / kaitiakitanga is better placed at the front of the Design Guidelines, potentially as part of the purpose statement, rather than in a Glossary on the final page.

8.2 I note that the Glossary is only utilised for the BMUZ Design Guidelines, and lists 'Custodianship' as one of the 'seven C's' (sourced from the NZ Urban Design Protocol). The 'seven C's' are interwoven and referred to throughout the BMUZ Design Guidelines, so, in my view, it is not necessary to expressly refer to custodianship / kaitiakitanga at the front of the Design Guidelines.

9. NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020 (NPS-UD)

9.1 I have considered the NPS-UD and am aware of Policy 11 which states that Tier 2 territorial authorities including the Queenstown Lakes District Council must not set minimum car parking rate requirements. I have checked both Design Guidelines to ensure they do not refer to minimum car parking rate requirements. I can confirm they do not. As car parking can still be provided if volunteered by an application, I consider the sections that address where the parking is placed, remain valid. They are not however a requirement. No changes are required to either set of Design Guidelines as a result of the NPS-UD.

Blair Jeffrey Devlin

4 September 2020

11 The following submitters requested the Residential Design Guidelines be deleted - Wayfare Group Ltd (3343.4), Silver Creek Ltd (3347.1), Marama Hill Ltd (3280.1), Queenstown Views Villas Ltd (3282.1) and Nicholas Cashmore (3203.1).

APPENDIX A

RECOMMENDED REVISED CHAPTER PROVISIONS

Notified PDP text shown in black text. No changes were recommended in the s42A report or rebuttal. Blue underlined text for additions and ~~blue strike through~~ text for deletions as recommended in the Reply dated 4 September 2020.

Chapter 7 – Low Density Suburban Residential

7.2.1.5 ~~Encourage buildings and development to be consistent with the~~ Require consideration of the relevant design ~~outcomes~~ elements identified in ~~sought by~~ the Residential Zone Design Guide 2019.

7.3.2 Interpreting and Applying the Rules

7.3.2.9 For sites in Arrowtown, the Arrowtown Design Guidelines 2016 apply, instead of the Residential Zone Design Guide 2019.

7.4 Rules – Activities

	Activities located in the Lower Density Suburban Residential Zone	**Activity Status**
7.4.5A	Visitor Accommodation in the Visitor Accommodation Sub-Zone Discretion is restricted to: g. How the proposal responds to the relevant design elements from the ~~Consistency with the~~ Residential Zone Design Guide 2019.	RD
7.4.6	Commercial activities – 100m2 or less gross floor area Discretion is restricted to: h. How the proposal responds to the relevant design elements from the ~~Consistency with the~~ Residential Zone Design Guide 2019.	RD

7.4.7	Residential Units, where the density of development exceeds one residential unit per 450m2 net area but does not exceed one residential unit per 300m2, excluding sites located within the Air Noise Boundary and the Outer Control Boundary of Queenstown Airport. Discretion is restricted to: j. How the proposal responds to the relevant design elements from the ~~Consistency with the~~ Residential Zone Design Guide 2019.	RD

7.5 Rules – Standards

	Standards for activities in the Lower Density Suburban Residential Zone	**Non-compliance Status**
7.5.9	Building Separation within sites	RD Discretion is restricted to: e. How the proposal responds to the relevant design elements from the ~~Consistency with the~~ Residential Zone Design Guide 2019.
7.5.10	Building Length	RD Discretion is restricted to: c. How the proposal responds to the relevant design elements from the ~~Consistency with the~~ Residential Zone Design Guide 2019.

8.2.2.6 ~~Encourage buildings and development to be consistent with the~~ Require consideration of the relevant design elements identified in ~~outcomes sought by~~ the Residential Zone Design Guide 2019.

8.3.2 Interpreting and Applying the Rules

8.3.2.8 For sites in Arrowtown, the Arrowtown Design Guidelines 2016 apply, instead of the Residential Zone Design Guide 2019.

8.4 Rules – Activities

	Activities located in the Medium Density Zone	**Activity Status**
8.4.8	Buildings within the Wanaka Town Centre Overlay f. How the proposal responds to the relevant design elements from the ~~Consistency with the~~ Residential Zone Design Guide 2019.	RD
8.4.9	Commercial Activities in Queenstown, Frankton or Wanaka: 100m^2 or less gross floor area g. How the proposal responds to the relevant design elements from the ~~Consistency with the~~ Residential Zone Design Guide 2019.	RD
8.4.10	Residential Unit *(Density Controls)* k. How the proposal responds to the relevant design elements from the ~~Consistency with the~~ Residential Zone Design Guide 2019.	RD
8.4.11	Visitor Accommodation within the Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay k. How the proposal responds to the relevant design elements from the ~~Consistency with the~~ Residential Zone Design Guide 2019.	RD

Chapter 9 – High Density Residential

9.2.2.3 ~~*Encourage buildings and development to be consistent with the*~~ Require consideration of the relevant *design* elements identified in ~~*outcomes sought by*~~ *the Residential Zone Design Guide 2019.*

	9.4 Rules – Activities Activities located in the High Density Zone	Activity Status
9.4.5	Residential Unit comprising four (4) or more per site Discretion is related to: i. How the proposal responds to the relevant design elements from the ~~Consistency with the~~ Residential Zone Design Guide 2019.	RD
9.4.6	Visitor Accommodation including licenced premises within a visitor accommodation development Discretion is related to: g. How the proposal responds to the relevant design elements from the ~~Consistency with the~~ Residential Zone Design Guide 2019.	RD

	9.5 Rules – Standards Standards for activities in the High Density Zone	Non-compliance Status
9.5.1	Building Height – Flat Sites in Queenstown	RD Discretion is restricted to: g. How the proposal responds to the relevant design elements from the ~~Consistency with the~~ Residential Zone Design Guide 2019.
9.5.2	Building Height – Flat Sites in Wanaka	RD g. How the proposal responds to the relevant design elements from the ~~Consistency with the~~ Residential Zone Design Guide 2019.

9.5.3	Building Height – Sloping Sites in Queenstown and Wanaka	RD h. How the proposal responds to the relevant design elements from the ~~Consistency with the~~ Residential Zone Design Guide 2019.
9.5.5	Recession plane (applicable to all buildings, including accessory buildings	RD g. How the proposal responds to the relevant design elements from the ~~Consistency with the~~ Residential Zone Design Guide 2019.
9.5.7	Building Length	RD b. How the proposal responds to the relevant design elements from the ~~Consistency with the~~ Residential Zone Design Guide 2019.
9.5.8	Building Length	RD e. How the proposal responds to the relevant design elements from the ~~Consistency with the~~ Residential Zone Design Guide 2019.

16.2.2.10 ~~Encourage buildings and development to be consistent with the~~ Require consideration of the relevant design ~~outcomes sought by~~ elements identified in the Business Mixed Use Design Guide 2019.

16.4 Rules – Activities

	Activities located in the Business Mixed Use Zone	**Activity Status**
16.4.4	k. How the proposal responds to the relevant design elements from the ~~Consistency with the~~ Business Mixed Use Design Guide 2019. ~~Assessment matters relating to buildings:~~ ~~a. the impact of the building on the streetscape including whether it contributes positively to the visual quality, vitality, safety and interest of streets and public places by providing active and articulated street frontages and avoids large expanses of blank walls fronting public spaces;~~ ~~b. whether the design of the building blends well with and contributes to an integrated built form and is sympathetic to the surrounding natural environment.~~	RD

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

a. is well integrated with the building design;

b. is compatible with the character of surrounding development;

c. is consistent with the relevant Council design guidelines, being either the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011, ~~or the~~ Arrowtown Design Guidelines 2016, or the Business Mixed Use Design Guide 2019;

d. does not create adverse effects on the quality of a streetscape or a public place, including creating visual dominance; and

e. is visually compatible with the wider surrounding environment.

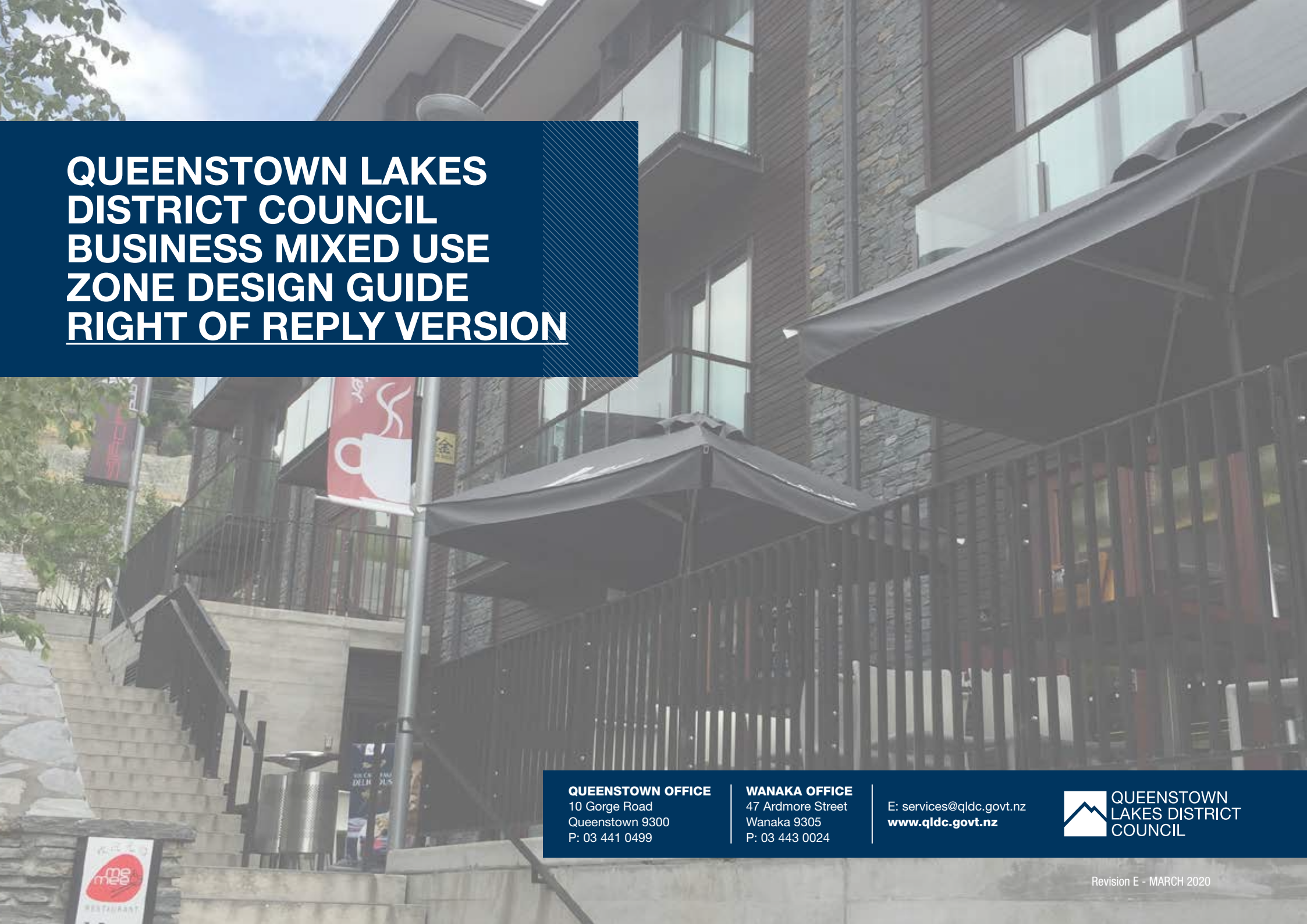
31.19.3.7 Where relevant, the extent to which a proposal accords with the Queenstown Town Centre Special Character Area Design Guidelines 2015 or, the Wanaka Town Centre Character Guideline 2011, or the Business Mixed Use Design Guide 2019.

31.19.4.4 Within the Business Mixed Use Zone only: Require consideration of the relevant design elements ~~Consistency with~~ in the Business Mixed Use Zone Design Guide.

APPENDIX B

Recommended Revised Business Mixed Use Design Guidelines

QUEENSTOWN LAKES DISTRICT COUNCIL BUSINESS MIXED USE ZONE DESIGN GUIDE RIGHT OF REPLY VERSION



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QUEENSTOWN LAKES DISTRICT COUNCIL

Revision E - MARCH 2020

PROPOSED DISTRICT PLAN – DESIGN GUIDE FOR BUSINESS MIXED USE ZONE

Project no:	2018_081
Document title:	2018_081_PDP (Stage 3) QLDC_Design Guide-Mixed Use
Revision:	~~C~~F
Date:	~~9 May 2019~~ 20 August 2020
Client name:	Queenstown Lakes District Council
Author:	David Compton-Moen / Blair Devlin / Erin Quin / Hannah Dow

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
-	31/01/2018	DRAFT ISSUE	DCM / EQ / HD / BD	BD	DCM / BD
A	8/2/2019	DRAFT ISSUE	DCM / EQ	BD	DCM / BD
B	2/5/2019	DRAFT FINAL ISSUE	DCM / EQ	BD	DCM / BD
C	9/5/2019	FINAL ISSUE	DCM	BD	DCM / BD
D	19/2/2020	S42 VERSION	TM / DCM	BD	DCM / BD
E	5/3/2020	S42 VERSION_A	DCM	BD	DCM / BD
F	20/8/2020	RIGHT OF REPLY VERSION	DCM / BD	BD	DCM / BD

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CONTENTS

1 THE PURPOSE OF THIS GUIDE

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

BUSINESS MIXED USE (CHAPTER 16)

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

The BMU zone has a number of benefits including:

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

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

Key design elements addressed in this Design Guide are:

01 Create a positive street edge and a sense of place

02 Building facade treatment

03 Building height and roof form

04 Signage

05 Open space provision and boundary interfaces

06 Accessibility

07 Parking areas

08 Waste and service areas

09 Private and safe environments

10 Building materials and lighting

11 Environmental Sustainability

12 Landscape materials and planting

THE COUNCIL WILL ENCOURAGE GOOD DESIGN BY

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

STATUS OF THIS GUIDE

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

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

- Version F AUGUST 2020

II HOW TO USE THIS GUIDE

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

STEP 1

READ THE DISTRICT PLAN

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

STEP 2

READ THE BMU DESIGN GUIDE

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

STEP 3

INCORPORATE DESIGN ELEMENTS

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

STEP 4

DESIGN YOUR DEVELOPMENT

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

STEP 5

SEEK ADVICE / CONSULT COUNCIL

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

BMU BUSINESS MIXED USE

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

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

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

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

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

Four to five storey buildings are expected in the Queenstown BMU (note this is in the Queenstown Town Centre).

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

Small ground floor units provide space for a diverse range of businesses.

Modulated building form with active edges can create visual interest and character.

Material changes and building modulation are considered positive design attributes.

and out of the site, and topography.

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

RELEVANT DISTRICT PLAN POLICES

BMU

16.2.1.1, 16.2.1.2, 16.2.1.9,

16.2.2.1, 16.2.2.3

Diversity in roof forms is considered a positive attribute.

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

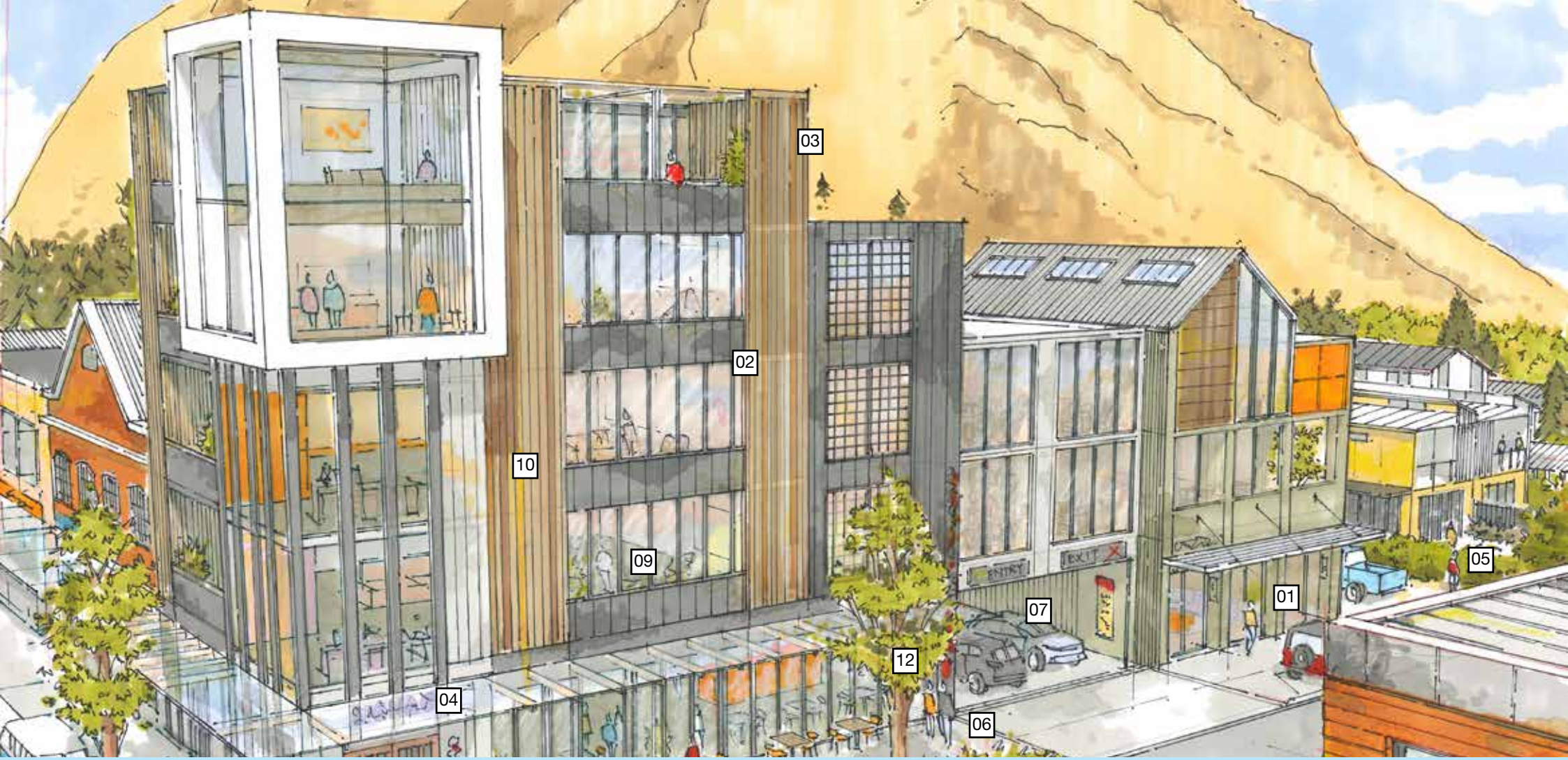
Mixed-use buildings can take a range of forms - this example has a ground floor office built to the street edge with residential activities above.

First floor balconies on a corner site create a positive relationship between the building and the street.

Carparking is located to the rear of the building with a cafe fronting the street to create an active frontage.

First floor residential units provide passive surveillance over public spaces at all hours.

Cafes and restaurants on the ground floor allow activities to 'spill out' into the adjoining space to create vibrancy and interest.



QUEENSTOWN EXAMPLE

GOOD DESIGN ELEMENTS

01 **Create a positive street edge and a sense of place**

~~Create~~ Ensure positive edges to streets and public spaces by designing active frontages with clearly defined entrances and limiting/ avoiding setbacks. ~~Encouraging~~ Uses such as restaurants and cafes on the ground floor allows them to 'spill out' into the street can improve an areas vitality and interest and provides natural surveillance opportunities.

02 **Building facade treatment**

Use vertical and horizontal detailing on buildings to create human scale designs, rhythm and patterns, with verandas/canopies providing weather protection along frontages. For larger footprint buildings consider sleeving the building with smaller retail or commercial units with high levels of glazing.

03 **Building height and roof form**

Diversity in building height and roof form can be a positive design element reducing the perceived mass of buildings and allowing for variety in urban form where it does not result in adverse effects on neighbours. Locating taller buildings on corners or prominent sites can create landmarks and local focal points. Higher floor to ceiling heights on the ground floor allows flexibility and adaptability for a variety of activities.

04 **Signage**

Signage ~~should~~ needs to be incorporated into building design so that it is integrated without adversely effecting amenity. Signage is important for legibility and to address way-finding but should not be the primary feature on a site or building. The best signs are of a scale and number that complement its 'host' building without creating visual clutter or dominance.

05 **Open space provision and boundary interfaces**

Provide for transitions in built form and reduce intensity of development near residential areas whilst ensuring compatibility of uses. Where needed allow for screening and buffering of areas in a way that is compatible with development and landscaping features in a way that reduces potential conflict of uses. Consider the potential to create public access to and potentially along watercourses or open spaces e.g. Horne Creek, Warren Park, and Domini Park in a way that is integrated with the comprehensive development of your site.

06 **Accessibility**

Promote alternative forms of active travel with a high level of pedestrian connectivity and accessibility around and through a site. Pedestrian routes should be well-formed and enhanced by using varied textural surfacing,

WANAKA EXAMPLE

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

07 **Parking areas**
Ensure parking supply is not the dominant feature of the development. Ideally, on-site parking should be placed away from the street frontage positioned either at the side or rear of a development. When car parking is placed on-site directly in front of buildings this 'positive interaction' and well-defined street edge is diminished. Vehicle accesses should consolidate to minimize vehicle crossings. While private vehicles will likely be the dominant form of transportation to these facilities, the pedestrian traffic within the parking lots and between buildings and public areas must be addressed for matters of safety, practicality, comfort and amenity.

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

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

10 **Building materials and lighting**
Variation in material use ~~can~~ is required to provide interest to a building and can reduce its perceived visual mass. ~~Allow~~ Ensure ~~for~~ the vertical noise transmission between levels to be minimized by installing acoustic buffering walls and floors.

11 **Environmental sustainability**
Encourage environmental sustainability through the use of sustainable design options and materials, recognising the building code is the minimum standard allowable.

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

01 CREATE A POSITIVE STREET EDGE AND A SENSE OF PLACE

RELEVANT DISTRICT PLAN POLICIES

BMU

16.2.1.1, 16.2.1.2, 16.2.1.4, 16.2.2.1, ~~16.2.2.2~~ **16.2.2.5**

Submitter Ref: 3280, 3282

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

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

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

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

CLEARLY DEFINE ENTRANCES.

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

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

Businesses 'spilling out' into public spaces creates vibrancy

A diversity of spaces and the opportunity for people to interact with the street at more than one level.

Creating a diversity of entrance types out on to the street or lane helps to create interest and character

DESIGN ELEMENT CHECKLIST

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

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

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

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

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

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

G Provide verandas and canopies for weather protection.

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

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

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

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

02 BUILDING FACADE TREATMENT

RELEVANT DISTRICT PLAN POLICIES

BMU 16.2.1.9, 16.2.2.1, 16.2.2.5, 16.2.2.6

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

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

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

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

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

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

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

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

A mix of building materials and the inclusion of human scale elements creates a visually interesting building which is uniquely Queenstown.

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

Building modulation helps to 'break up' a line of units without reducing development yield.

A modulated built form creates visual interest.

Level changes create opportunities to establish different spaces and entrances.

DESIGN ELEMENT CHECKLIST

A Design buildings to make a positive contribution to the public realm and neighbouring sites. Facades ~~should~~ need to be well considered and designed as an integral part of the building and streetscape adding visual and textural interest.

B Avoid the use of blank walls, especially on ~~should~~ the primary facade on any building. Any walls should include changes in materials, patterns, colours or other design elements to provide some visual variation and interest.

C Design for visual interest especially at pedestrian level. Well-designed facade elements help establish a sense of scale for pedestrians and can help define the public spaces as well. Buildings should be designed to frame adjacent streets and open spaces and provide a high level of transparency.

D Ensure that upper levels of buildings provide visual interest and engagement with the street. This may be achieved in many ways including varied glazing treatments recessed windows, detailed window surrounds, canopies and awnings, changes in plane, varied use of materials and colours, or the introduction of decks at residences and/or offices.

E Articulate and break up long facades to reduce the effect of massing and provide elements of human scale.

F Use a materials range that relates to and enhances the local character of the area, and provides visual interest from a range of distances.

G Locate drive through lanes so that this traffic does not disturb the movement of pedestrians on site or block the movement of other vehicles. Drive through lanes should not align with site boundaries adjoining the street. Where visible from public areas these lanes should be appropriately visually buffered with low planting or screening to avoid a bleak visual impression of the development.

03 BUILDING HEIGHT AND ROOF FORM

RELEVANT DISTRICT PLAN POLICIES

BMU 16.2.1.2, 16.2.2.1, 16.2.2.5, 16.2.2.7

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

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

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

Additional height should also be considered for corner sites that have the opportunity to create landmark buildings, to emphasise intersections as important nodes, without adverse effects on adjoining properties. With larger developments consider the height and massing of buildings carefully to create buildings that have high articulation and visual interest with diversity in vertical mixed-use activity. Consider the effect of additional height in relation to adverse shading, building dominance or privacy of neighbouring sites and in particular residences or public streets and spaces. This will affect the amenity of these areas which if adverse should be avoided. Ensure buildings are similar (but not always the same) in height and massing to adjacent buildings or provide a transition between buildings and / or adjacent blocks. Setbacks at upper levels should be incorporated into the design of buildings where building height affects dominance and shading of neighbouring sites. The design of the roof form and its components such as roof material, colour, trim and lighting ~~should~~ needs to be an integral part of the architecture.

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

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

Emphasising a corner is considered a positive design treatment, assisting with legibility.

DESIGN ELEMENT CHECKLIST

A Parapet, roof and/or ridge heights ~~should~~ need to be varied to add interest and reduce scale.

B Consider the use of overhangs and cornice features for decorative interest.

C Large roof surfaces ~~should~~ require have variations in parapet height or offsets to break up the linear facade.

D Roofs should be earth toned or visually recessive colours and materials with low reflective qualities that complement the wider landscape.

E All roof mounted mechanical equipment should be screened and should not be visible from street level and public places. This includes views from elevated public areas such as from Ben Lomond.

Modulation of roof forms helps to reduce the visual mass and monotony of a development

Breaking up roofs and parapets into smaller units creates more interest and character.

04 SIGNAGE

RELEVANT DISTRICT PLAN POLICIES

BMU 16.2.1.7, 16.2.2.1, ~~16.2.2.5, 16.2.2.8~~ ~~31.2.1.1~~, 31.2.1.2, 31.2.1.5, 31.2.1.7, 31.2.1.8, 31.2.1.9, 31.2.1.12, 31.2.2.2, 31.2.2.5, ~~,~~31.2.3.1, 31.2.3.2, 31.2.3.3, 31.2.3.4, 31.2.3.5, **Submitter Ref: 3280, 3282**

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

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

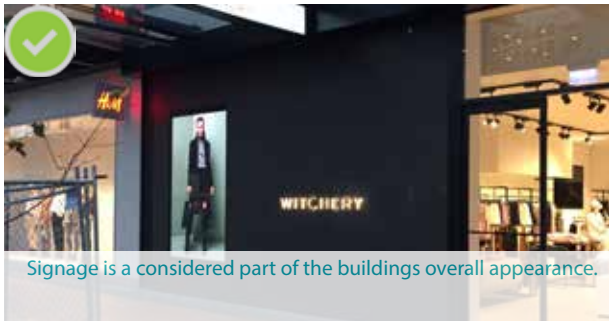
Signage provides way-finding and orientation while also contributing to the character and vitality of a development. Way-finding signage is important for all but the simplest developments or building layouts.

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

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

Signs can be integrated into lighting and other elements so as not to appear an add-on

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



Signage is a considered part of the buildings overall appearance.

Signage is contained within the building elevation which allows the skyline to be created by buildings rather than signs.

In the right locations and of the right scale, signs create character and interest as well as improving legibility.

DESIGN ELEMENT CHECKLIST

A Signage is best located to visually capture an audience without negatively affecting their experience with the surrounding environment through dominance. It is more important signage is complementary to the character of the building and provides way-finding or legibility.

B Design signage to complement the overall architectural form of the building in scale, design and overall appearance without being a dominant feature. Ensure signage does not block windows.

C Clearly define commercial signage zones so that expectations are clear for new owners/ tenants. Commercial tenants/owners may have custom brands and logos that clash with the building or neighbouring tenants. Clear rules should be established for these situations.

D Ensure that signage is readable from the street and in character with the building and wider context without adversely affecting the amenity in neighbouring area.

E Provide way-finding signage for orienting visitors (including pedestrians, cyclists and drivers). Visitors arriving by car for the first time are often distracted by maneuvering and need very clear signage to visitor parking areas and entry and exit points.

F Signage lighting should not create glare or detrimentally affect the ambiance and amenity at night.

05 OPEN SPACE PROVISION AND BOUNDARY INTERFACES

RELEVANT DISTRICT PLAN POLICIES

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

Submitter Ref: 3280, 3282

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

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

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

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

Accessibility and connections are very important to the success of a space, ideally with multiple entry / exit points (CPTED) and spaces being close to living areas. The simple inclusion of a lockable gate from a dwelling to an open space can mean the difference between space being used or not. Where privacy is required trees and hedging can be used instead of solid fencing, or possibly a combination of the two.

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

The creation of high quality, highly accessible open space should be encouraged.

Open space should be considered a positive element of a development providing amenity to visitors and residents

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

The design of open space can give a development character and interest, allowing visitors to linger longer in a place.

Building design should respond positively to a space by creating direct, preferrable level, access into adjoining outside areas.

Laneways provide open space amenity as well as improving connectivity.

DESIGN ELEMENT CHECKLIST

A Open space ~~should~~ needs to be visually and aesthetically attractive and integrate well with surrounding buildings. Public and private spaces should be clearly defined through landscape or material changes.

B Views between private and public spaces ~~should be~~are encouraged to allow for informal surveillance and social interactions between the private and public realm. The development should offer visual, and where possible physical connections through to adjoining open spaces.

C Consideration ~~should~~ needs to be given to whether the open space is intended to be held in private or public ownership and how the maintenance of these spaces will be managed.

D If intended to be held in public ownership, the space should be in accordance with the Parks and Open Space Strategy. Talk to the QLDC Parks and Reserves team for advice in this regard.

E If intended to be held in private ownership, consider the intended users and how they will use these spaces.

F The design of the open space should provide opportunities for its intended users to encourage the activation of the space. This could be in the form of connections, seating, shade and amenity and passive and/or active recreation.

G Universal design and CPTED principles should be considered in the design of open spaces and common areas.

06 ACCESSIBILITY

RELEVANT DISTRICT PLAN POLICIES

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

Submitter Ref: 3280. 3282

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

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

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

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

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

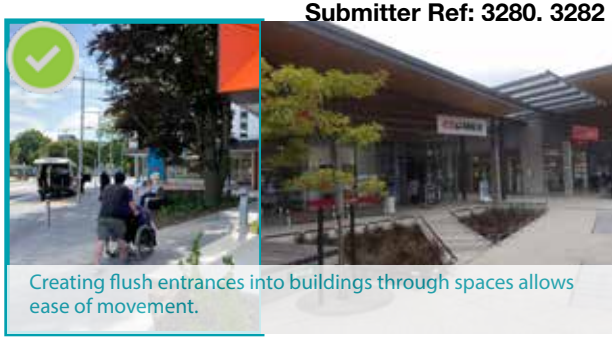
Ensure all connections are both wide enough and at a grade to accommodate two-way traffic. Ensure pedestrian routes between private and public areas, the street and buildings, and parked vehicles and car park entry/exits are direct and intuitive. Provide for pedestrian routes ~~to be at least 1.8m wide or greater~~ **of suitable width to cater for pedestrian and universal access commensurate to the anticipated usage of the route Submitter Ref: 3215.3** to avoid crowding on footpaths. Reducing crowdedness also reduces possible tension between the users of the space. This is particularly important in places with higher foot traffic, such as areas with bars, restaurants, or other entertainment venues.

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

Support the social life of the street and accommodate anticipated pedestrian traffic. Consider the range of people who will be using the footpath including people with impairments, wheelchairs and prams, all of whom have different abilities and travel at different speeds. Minimise changes in footpath levels and avoid physical barriers.

Breaks in blocks and frontages can improve connectivity as well as providing additional amenity.

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



Creating flush entrances into buildings through spaces allows ease of movement.

Bicycle parks are provided adjacent to the front door.

Level surfaces and flush kerbs provide a high degree of mobility for all modes and abilities.

DESIGN ELEMENT CHECKLIST

A Flush entries into buildings is ideal to allow universal movement, allowing all people to enter or exit through the principal entrance.

B Where required refer to New Zealand Standard NZS 4121:2001 Design for access and mobility for design requirements. Ensure cross-falls greater than 2% are avoided where possible.

C Provide clearly defined, safe, well-lit connections to entrances, car parking, public facilities and cycle facilities with suitable signage for way-finding and legibility. Ideally pedestrian routes are 1.8m wide, free of street furniture or landscaping.

D Provide secure bike parking, for both short and long term, and where possible shower and change facilities to encourage more people to cycle for longer trips.

E Provide street furniture and landscaping in zones to maintain through clear through routes while providing amenity shade, buffering and street enclosure.

07 PARKING AREAS

RELEVANT DISTRICT PLAN POLICIES

BMU

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

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

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

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

There are often several options for providing parking on a site. These should be considered early on in the design process as it impacts many elements of a building, including access, street frontages and response to wider urban structure. Provision of parking that is the 'right fit' for the development is key to ensuring adequate and appropriate levels of parking are provided without adversely affecting amenity. Efficient and effective management of parking will ensure it is functional and safe for drivers and pedestrians, while also integrating with the overall design of the building and surrounding public spaces.

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

The location and design of on-site parking should:

- Be easily identifiable, efficient, attractive, safe, and logical for all users to navigate;
- Be ~~preferably~~ located to the rear, side, underground and preferably not in between the building and the street or interrupting an active street frontage;
- Be screened from public view by safe and attractive landscaping or building facades, depending on their location;
- Minimise exposed hard surface areas by creating opportunities for sharing or co-locating;
- Accommodate space for maneuvering vehicles and loading bays;
- Provide cycle parking where appropriate, in convenient and visible locations;
- Comply with Parking requirements (if any) in Chapter 29 – Transport, of the Queenstown District Plan.

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

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

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

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

Large surface carparks built up to the street edge with limited landscape planting and no pedestrian routes identified.

Clearly defined pedestrian paths are provided through this carpark along with landscape elements improving amenity.

Buildings are built up to the street edge with on street carparking broken up with landscape planting.

DESIGN ELEMENT CHECKLIST

A Design for slow moving traffic and car parking areas to enhance pedestrian safety.

B Car parking areas in front of buildings often have a negative impact on the streetscape. Instead, place parking in areas so that the physical impact of parking areas are minimized, such as the rear or side yard areas or beneath the building.

C External parking areas ~~should~~ can be enhanced by the placement of landscaped islands and/or trees at regular intervals to soften the visual impact.

D Carparks ~~should~~ can be designed primarily for the safety of pedestrians and key pedestrian routes and connections should be established during early carpark design stages.

E Equal consideration needs to be given to access to and from the car park, and the routes through it, both for vehicles and pedestrians. Ensure that parking provisions and vehicle routes do not compromise a good walking and cycling environment, i.e. raise kerb treatment to avoid parking across pedestrian allocated space.

F Large areas of exposed car parking ~~where~~ visible from public areas is not ~~recommended~~ appropriate.

G Manage traffic volumes and lower vehicle speeds through sites by designing and reducing access widths while still providing for safety. Reducing the spatial proportion of land available for vehicle access and parking where possible improves the pedestrian environment ~~that~~ which is fundamental to good design.

H Ensure that service vehicle, access and loading areas are separate from pedestrian movements where possible to minimize potential conflicts and the loss of on-street parking.

I Provide for traffic safety and calming treatments such as islands, medians and crossings to aid pedestrian connectivity.

J Widen footpaths to improve the pedestrian condition.

K Avoid level changes that interrupt the footpath and cycle connectivity which should have priority
Do not configure parking layouts that create long or convoluted routes from car parking spaces to building entrances.

L Where possible developers should co-ordinate and share parking with neighbouring premises for land use efficiency.

M Carpark design ensures personal safety and does not encourage crime.

08 WASTE AND SERVICE AREAS

RELEVANT DISTRICT PLAN POLICIES

BMU 16.2.1.8, 16.2.2.3, 16.2.2.8

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

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

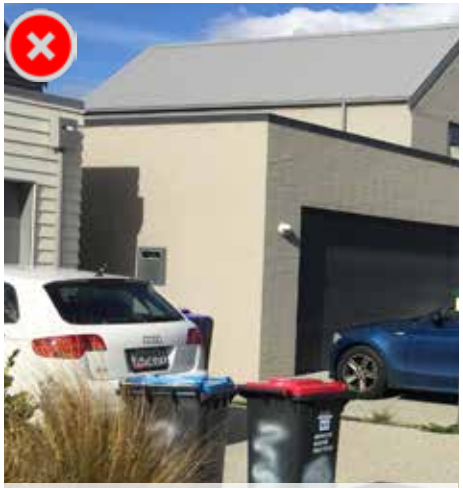
The location of mechanical and utility systems, outdoor storage and waste collection areas is an important consideration in functional design of any development. Often these uses are overlooked in the building design process, and yet play a key role in the day-to-day function and appearance of any building.

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

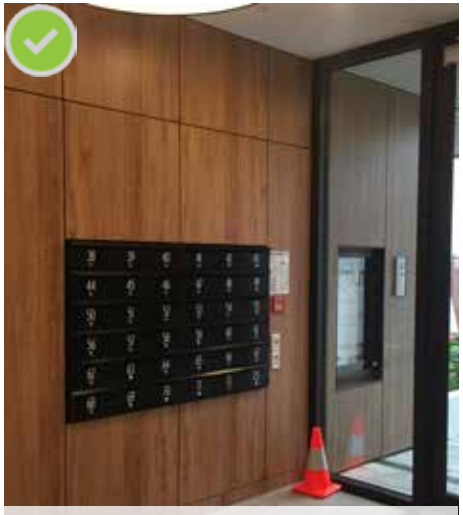
Ensure that regular rubbish collection is facilitated to reduce the risk of odour and bins clogging the footpath on collection day. Waste and service areas should not be prominent in form but need to be accessed easily. Encourage combined service areas for multiple uses on a site.

Each unit is provided with screened storage facility

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



Bins typically end up in the most convenient location so it is important to consider their inclusion during the design proces.



Locating letterboxes where people often walk past is preferred from accessibility and convenience perspectives.

A simple timber screen maybe all that is required to screen a service area

The use of materials matching the built development help to improve the amenity of a development.

Maintaining a clear pedestrian path adjacent to shop windows and entrances.

09 PRIVATE AND SAFE ENVIRONMENTS

RELEVANT DISTRICT PLAN POLICIES

BMU 16.2.1.9, 16.2.2.1

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

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

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

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

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

Balconies provide safe outdoor living space but need to be designed to prevent privacy issues.

Windows elevated above street level provide privacy for residents while maintaining passive surveillance over the street.

Slat screens provide privacy without creating CPTED issues for public spaces.

Windows overlooking public spaces with 'clean-stem' trees allows a high level of passive surveillance.

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

Planting can provide a soft buffer between private and public spaces without needing fencing.

DESIGN ELEMENT CHECKLIST

A Provide for well-defined straight and clear routes, spaces and entrances that allow for ease of navigation, convenience and safe movement without compromising security.

B Ensure all publicly accessible spaces have access to natural surveillance and have clear sight lines. Suitable lighting should be provided for appropriate levels of visibility.

C Ensure the site layout, building and landscaping is designed to discourage the opportunity for crime, enhance the perception of safety and help with orientation and way-finding.

D Encourage human activity appropriate to the location. Create a reduced risk of crime and a sense of safety at all times by promoting a compatible mix of uses and increased use of public spaces.

E Ongoing management and maintenance of the design ~~should~~ need to be considered from the beginning of the design phase to incorporate ways of discouraging crime and promoting community safety into the design. Places and spaces that are well-maintained help to enhance the perception of a safer environment for users.

F Where necessary, well designed security features and elements should be integrated into design measures without detracting from the amenity of spaces.

10 BUILDING MATERIALS AND LIGHTING

RELEVANT DISTRICT PLAN POLICIES

BMU

16.2.1.7,16.2.1.9, **16.2.2.1**

Submitter Ref: 3280, 3282

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

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

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

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

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

Lighting

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

Using local stone helps to reinforce the Queenstown Lakes vernacular, creating a unique character.

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

Lighting can be functional as well as improving legibility.

Even blank walls can provide amenity and character if the right material is used.

Having a mix of materials creates interest and amenity to spaces.

11 ENVIRONMENTAL SUSTAINABILITY

RELEVANT DISTRICT PLAN POLICIES

BMU

~~16.2.2.2, 16.2.2.3, 16.2.2.9~~

16.2.3.1

Submitter Ref: 3280, 3282

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

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

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

Water tanks reduce stormwater runoff peaks while providing water for irrigation

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

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

Solar panels can be integrated into a building's design.

Open waterways provide amenity and ecological benefits to developments.

Green roofs have insulation properties and also reduce peak stormwater runoff.

DESIGN ELEMENT CHECKLIST

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

12 LANDSCAPE MATERIALS AND PLANTING

RELEVANT DISTRICT PLAN POLICIES

BMU 16.2.2.2, 16.2.2.3, 16.2.2.9

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

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

Native landscape plantings create high amenity spaces and not all surfaces need to be sealed.

Tree planting is an important part of any development to provide amenity.

Pot plants and climbers provide amentity in locations where in ground planters maybe not be possible.

Low level fencing and/or planting delineates spaces without 'boxing' people in.

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

DESIGN ELEMENT CHECKLIST

A Plant areas to define transitions between public spaces and aid in defining public and private spaces. Visually permeable fencing should be used where fencing is required but privacy is not an issue

B Use local materials where possible to contribute to local identity and distinctiveness.

C Design landscaping for year-round visual interest. Choose plant varieties that are disease resistant and provide seasonal colour.

D Strategically locate deciduous trees and plants to provide shade and windbreaks to reduce building energy use and not impeding views (both into the site and out to the surrounding landscape) or negatively impacting circulation of vehicles.

E Landscape design should consider climate, urban and natural context, and local character. The effects of solar access and shade on roads and footpaths should be considered when locating landscape materials.

F Maintain visual clearances for public safety by avoiding the placement of tall plant material near the intersections of driveways, pedestrian pathways and in public gathering spaces. Maintain visual clearance into all retail and tenant spaces.

G Incorporate perimeter planting to screen vehicle headlights.

H Use planting measures to screen utilities and service areas

I Enhance streetscape character by planting and landscaping at the street edge while also providing for privacy and screening where necessary

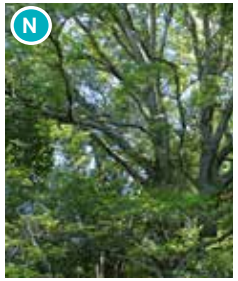
J If street edge activity and transparency is required consider providing low planting areas and/or trees with canopies maintained above eye level

K If a buffer zone between street and private open space is required consider a semi visually permeable hedge or low planting deep enough to provide sufficient separation levels for privacy.

L Contribute to streetscape character and the amenity of the public domain by relating landscape design to the desired proportions and character of the streetscape.

M Incorporate landscaping and planting elements appropriate to the scale of development and as mitigation where appropriate for example to visually soften or break up the bulk of built form.

TREES (MEDIUM - LARGE)

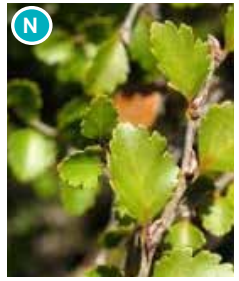


Mountain Beech
(Fuscospora cliffortioides)

Kowhai
(Sophora microphylla)

Makomako / Wineberry
(Aristotelia serrata)

Mountain Ribbonwood
(Hoheria lyallii)

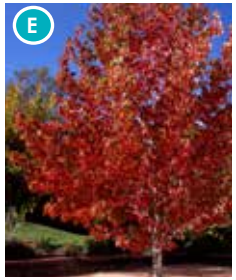


Silver Beech (submitter 3016)
(Lophozonia menziesii)

Cabbage tree
(Cordyline australis)
(not in lawns)

Mahoe
(melicytus ramiflorus)

Pin Oak
(Quercus palustris)



Liquidambar
(Liquidambar styraclifua)

Red Beech (submitter 3016)
(Fuscospora fusca)

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

Lemonwood, Tarata
(Pittosporum eugenioides)

Ornamental Pear
(Pyrus calleryana)

Copper beech
(Fagus sylvatica purpurea)

Marble Leaf
(Carpodetus serratus)

Species not appropriate for North Frankton Flats BMU area but can be used elsewhere

TREES (SMALL)

Mountain Totara
(Podocarpus cunninghamii)

Toothed lancewood
(Pseudopanax ferox)

Lancewood (horoeta)
(Pseudopanax crassifolius)

Boxleaf azara / Vanilla tree
(Azara microphylla)

Manuka
(Leptospermum scoparium)

Kōhuhu / Black Matipo
(Pittosporum tenuifolium)

Camellia
(Camellia sasanqua)
Deleted Species: Marble Leaf

Flowering crab apple
(Malus tschonoskii)

Akiraho
(Olearia paniculata)

Five Finger
(Pseudopanax laetus)

SHRUBS (MEDIUM - SMALL)

Monro's daisy
(Brachyglottis monroi)

Rose
(Rosa - flower carpet form)

Rose 'Frau Dagmar Hastrup'
(Rosa rugosa)

Southern Tree Daisy
(Olearia arborescens)

Pittosporum 'Golf Ball'
(Pittosporum tenuifolium)

Mountain Flax
(Phormium cookianum)

Mexican orange blossom
(Choisya ternata)

Silverbush
(Convolvulus cneorum)

Mingimingi
(Coprosma virescens)

Hebe
(Hebe spp.)

Dwarf toetoe
(Chionochloa flavicans)

Oakleaf hydrangea
(Hydrangea quercifolia)

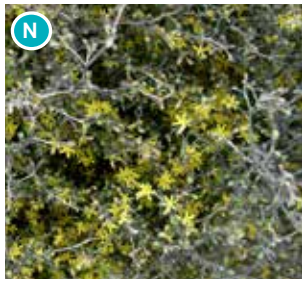
Marlborough rock daisy
(Pachystegia insignis)

Viburnum
(Viburnum davidii)

Shrubby tororaro, Mingimingi
(Muehlenbeckia astonii)

HEDGES

Coprosma Middlemore
(Coprosma 'Middlemore')



Korokia
(Corokia cultivars)

Broadleaf, Kapuka
(Griselinia littoralis)

Box hedge
(Buxus sempervirens)

GROUNDCOVERS / GRASSES

Tasmanian Flax-Lily
(Dianella 'Little Rev')

NZ iris
(Libertia peregrinans)

Creeping fuchsia
(Fuchsia procumbens)

Makura Sedge
(Carex secta)

Purple bidibidi
(Acaena purpurea)

NZ daphne
(Pimelea prostrata)

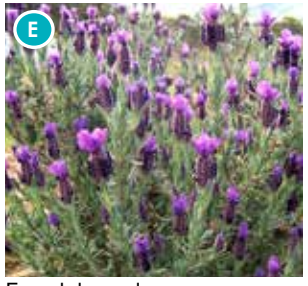
Heartleaf burgenia
(Bergenia cordifolia)

Bush lily
(Astelia fragrans)

Prostrate coprosma
(Coprosma acerosa 'Hawera')

Silver Tussock
(Poa cita)

Pohuehue
(Muehlenbeckia axillaris)



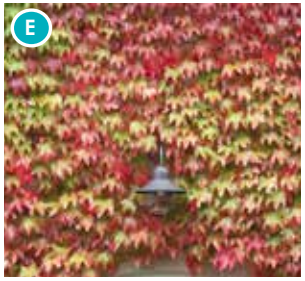
French lavender
(Lavandula stoechas)

Turutu
(Dianella nigra)

CLIMBERS

Star Jasmine
(Trachelospermum jasminoides)

Yellow jasmine
(Gelsemium sempervirens)



Boston Ivy
(Parthenocissus tricuspidata)

E = Exotic
N = Native

III GLOSSARY

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

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

NZ URBAN DESIGN PROTOCOL 7C'S

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

CREATIVITY
Creativity allows for artistic and individual design approaches to enhance neighbourhood amenity and character on buildings and in landscape design. Creativity adds richness and diversity, and turns a functional place into a memorable place. It can utilise architectural elements to create designs which have visual interest and cohesion in terms of scale, rhythm and detailing while avoiding inappropriate and overly repetitive facades.

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

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

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

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

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

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

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

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

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

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

MODULATION (HORIZONTAL AND VERTICAL)
An architectural technique to vary or change a facade to make it appear as a collection of smaller components.

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

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

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

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

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

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

SLEEVED
Location of small buildings, tenancies and/or activities located on the outside edge of a larger building or structure that does not offer an adequate level of amenity to the street. Sleeved structures help create an active street frontage with entrances and windows orientated to the street. It may also help mitigate the effects of large expanses of blank unarticulated walls.

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

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

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

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

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

APPENDIX C

Recommended Revised Residential Design Guidelines

QUEENSTOWN LAKES DISTRICT COUNCIL RESIDENTIAL ZONE DESIGN GUIDE RIGHT OF REPLY VERSION

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QUEENSTOWN LAKES DISTRICT COUNCIL

Revision F August 2020

PROPOSED DISTRICT PLAN – DESIGN GUIDE FOR RESIDENTIAL ZONES

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Date:	**20 August 2020**
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Author:	David Compton-Moen / Blair Devlin / Erin Quinn / Hannah Dow

DOCUMENT HISTORY AND STATUS

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B	07/05/2019	DESIGN GUIDE	DCM		
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CONTENTS

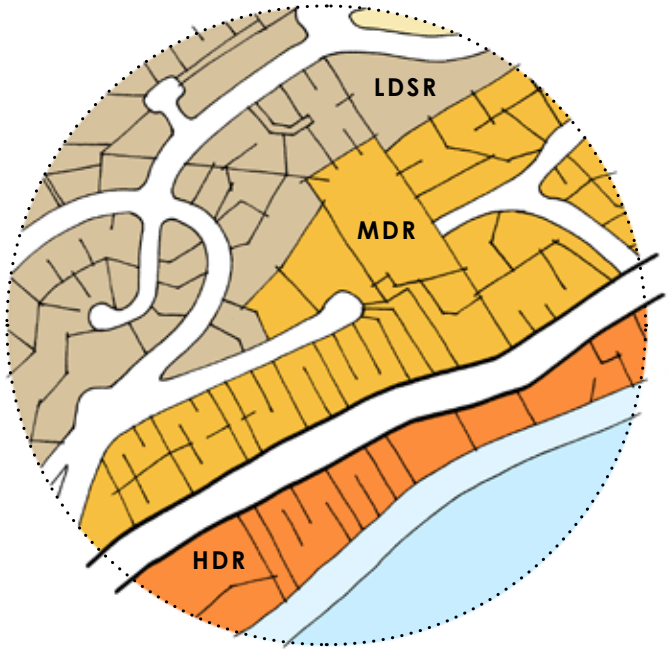
1 THE PURPOSE OF THIS GUIDE

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

HDR **HIGH DENSITY RESIDENTIAL (CHAPTER 9)**

MDR **MEDIUM DENSITY RESIDENTIAL (CHAPTER 8)**

LDSR **LOWER DENSITY SUBURBAN RESIDENTIAL (CHAPTER 7)**



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

Key design elements addressed in this Design Guide are:

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

THE COUNCIL WILL ENCOURAGE GOOD DESIGN BY

- Recognising where effort has been made to integrate and enhance existing and planned waterways, stormwater paths, pedestrian and cycle connections, within and between developments.
- Striving to achieve Integration, communication, transparency and partnership across planning, engineering and parks teams to provide an effective and efficient regulatory process for the developer.

STATUS OF THE DESIGN GUIDE

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

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

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

II HOW TO USE THIS GUIDE

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

STEP 1

DETERMINE YOUR ZONE

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

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

STEP 2

INCORPORATE DESIGN ELEMENTS

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

STEP 3

DESIGN YOUR DEVELOPMENT

Use the design guide as a tool when designing your project to ensure your project will achieve high quality design outcomes. (Submitter Ref:3203)

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

STEP 4

SEEK ADVICE / CONSULT COUNCIL

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

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

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

HDR HIGH DENSITY RESIDENTIAL

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

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

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

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

Higher densities have many benefits, including:

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

Buildings ~~should~~ need to:

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

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

Apartment style units stepping up the hillside allow for greater development potential without breaching height controls 1

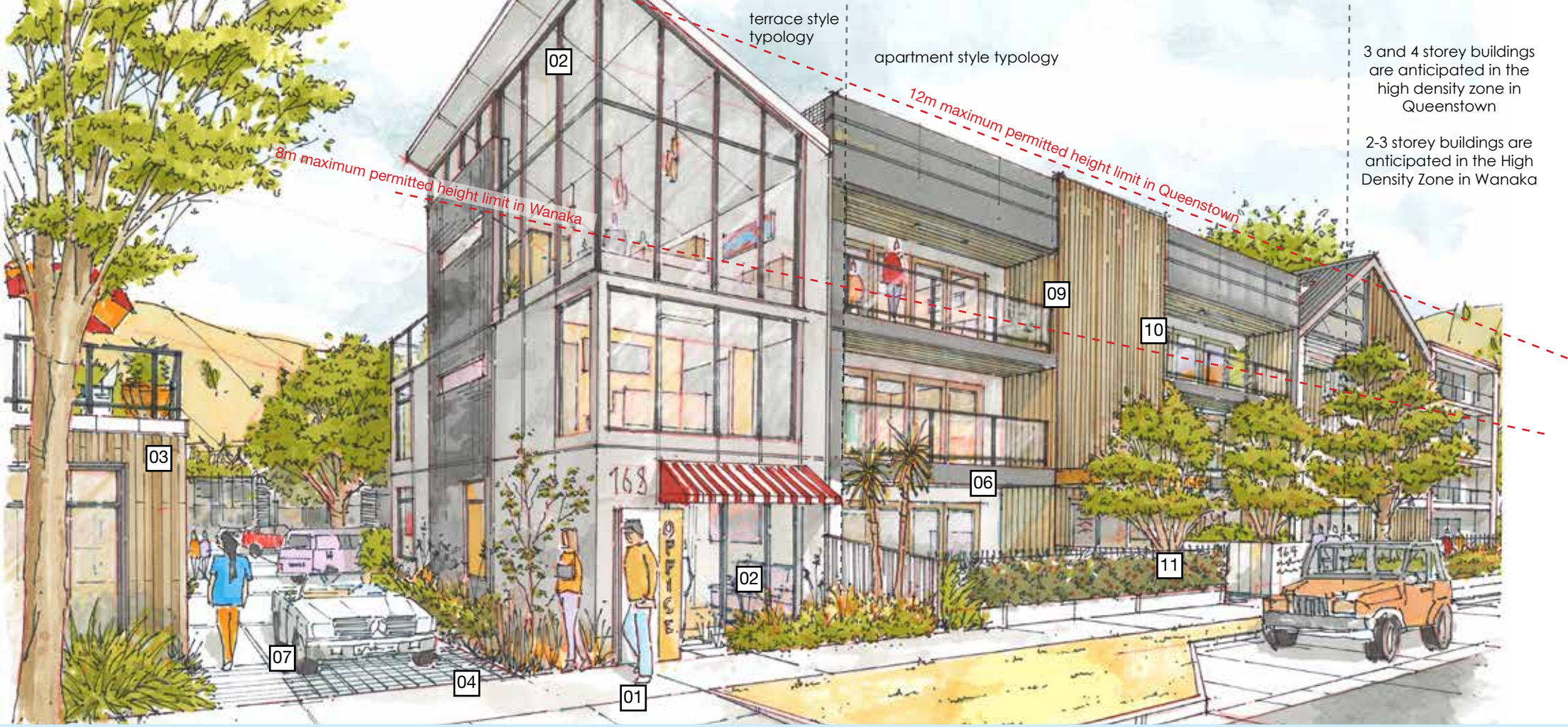
Terrace housing on sites less than 200m² is a common typology where shared facilities are not provided. 2

Shared entrances and facilities are common in many higher density developments. 3

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

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

Apartment blocks with strata/unit titles are envisaged in this zone. 4



GOOD DESIGN ELEMENTS

01 **Entrances and detailing**
Ensure entrances are clearly visible from the street and large blank walls are avoided.

02 **Building height and roof form**
Look for opportunities where additional height can be provided without adversely affecting neighbouring properties or views. A higher ceiling stud on the ground floor can allow future flexibility of use. Greater building height is supported when designed to achieve an exemplary standard of quality and environmental sustainability.

03 **Sunlight and recession planes**
Recession planes are required on boundaries with neighbouring sites but not along road frontages or reserves within town centres. Internal recession planes are not required.

04 **Site coverage and low impact design**
Small changes to provide rain gardens, swales and on-site tanks can all contribute to reducing stormwater runoff peaks, ~~and~~ demands on infrastructure and perceived bulk and dominance.

05 **Connections to open space** (not shown)
Providing gates and minimising fencing can have positive community outcomes, minimising travel times and encouraging social interaction between residents.

06 **Outdoor living space**
Consider providing each unit ~~should have~~ with access to an outdoor living space, whether at ground or a balcony, ideally directly from internal living areas.

07 **Accessibility**
Consolidating vehicle crossings provides more on-street parking opportunities and improves pedestrian connectivity. Ideally parking is located to the rear, side or under developments to prevent facades being dominated by garages or vehicles.

08 **Waste and service areas** (not shown)
Easily accessible communal systems are recommended for high-density developments, screened from public and neighbouring properties.

09 **Creating private and safe places**
Ensuring windows, balconies and outdoor spaces are designed to provide privacy between units while allowing views over public areas to provide natural surveillance.

10 **Materials and environmental sustainability**
Materials and systems ~~should~~ need to reflect the local character while not creating maintenance issues. Designs should encourage environmental sustainability including access to sunlight and north or west facing living areas. Extra height requires exemplary environmental sustainability.

11 **Landscape**
Use landscaped areas to add ~~The landscape treatment of a development can add~~ significant amenity and value, and ~~can be~~ combined these with low impact approaches to stormwater management. Also look to retain well-established trees if possible.

MDR MEDIUM DENSITY RESIDENTIAL

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

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

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

Lot sizes within this zone are typically between 250m^2 and 450m^2. The main housing typologies anticipated are terraces, semi-detached and detached houses. These buildings should be designed to a high quality and reflect the character of the surrounding area in terms of form, materials, colour, setbacks and landscaping.

Well-designed medium-density buildings can contribute positively to urban settlements if the Design Principles are followed. Buildings can have a high-level of visual interest avoiding blank or unarticulated walls or facades, achieve a high level of natural surveillance over public spaces, provide a greater level of housing choice and have a positive relationship with neighbouring properties.

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

A two-storey standalone dwelling on ~300m^2 sites 1

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

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

A two-storey standalone dwellings on ~250m^2 sites 2

A two-storey standalone dwelling on a ~300m^2 site 3

A two-storey standalone dwelling on a ~200m^2 site 4

GOOD DESIGN ELEMENTS

01 **Entrances and detailing** (not shown)
Ensure entrances are clearly visible from the street. The number of units facing the street should be maximised where possible.

02 **Building height and roof form**
Look for opportunities where additional height can be provided without adversely affecting neighbouring properties or views.

03 **Sunlight and recession planes**
Recession planes are required on boundaries of a flat site, but are only applicable to accessory buildings on sloping sites. Recession planes do not apply along road frontages or reserves within town centres.

04 **Site coverage and low impact design**
Small changes to provide rain gardens, swales and on-site tanks can all contribute to reducing stormwater runoff peaks and demands on infrastructure as well as the perceived bulk and scale of the building.

05 **Connections to open space**
Providing gates and minimising fencing can have positive community outcomes, minimising travel times and encouraging social interaction between residents.

06 **Outdoor living space**
~~Each unit should have~~ Consider providing access to an outdoor living space, ideally at the same level as the principal living area.

07 **Accessibility** (not shown)
~~Ideally~~Garaging and parking are designed to minimise visual impacts on the streetscape and the building's facade.

08 **Waste and service areas** (not shown)
Easily accessible communal or individual systems are recommended for medium-density developments, well-screened from public and neighbouring properties.

09 **Creating private and safe places**
Ensuring windows, balconies and outdoor spaces are designed to provide privacy between units while allowing views over public areas to encourage natural surveillance.

10 **Materials and environmental sustainability**
Materials and systems need to ~~should~~ reflect the local character while not creating maintenance issues. Designs should encourage environmental sustainability including access to sunlight and north or west facing living areas.

11 **Landscape**
Well designed landscape treatment for ~~of~~ a development can add significant amenity and value, and can be combined with low impact approaches to stormwater management. Also look to retain well-established trees if possible.

LDSR LOWER DENSITY SUBURBAN RESIDENTIAL INCLUDING RESIDENTIAL FLATS

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

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

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

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

Well-designed low density developments can contribute positively to urban settlements if the Design Principles are followed. With larger sites, there is greater flexibility for design and site layout without adversely compromising urban design principles. However, the Design Principles and Elements outlined above and following are still relevant, and contribute to creating a higher amenity, more connected community.

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

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

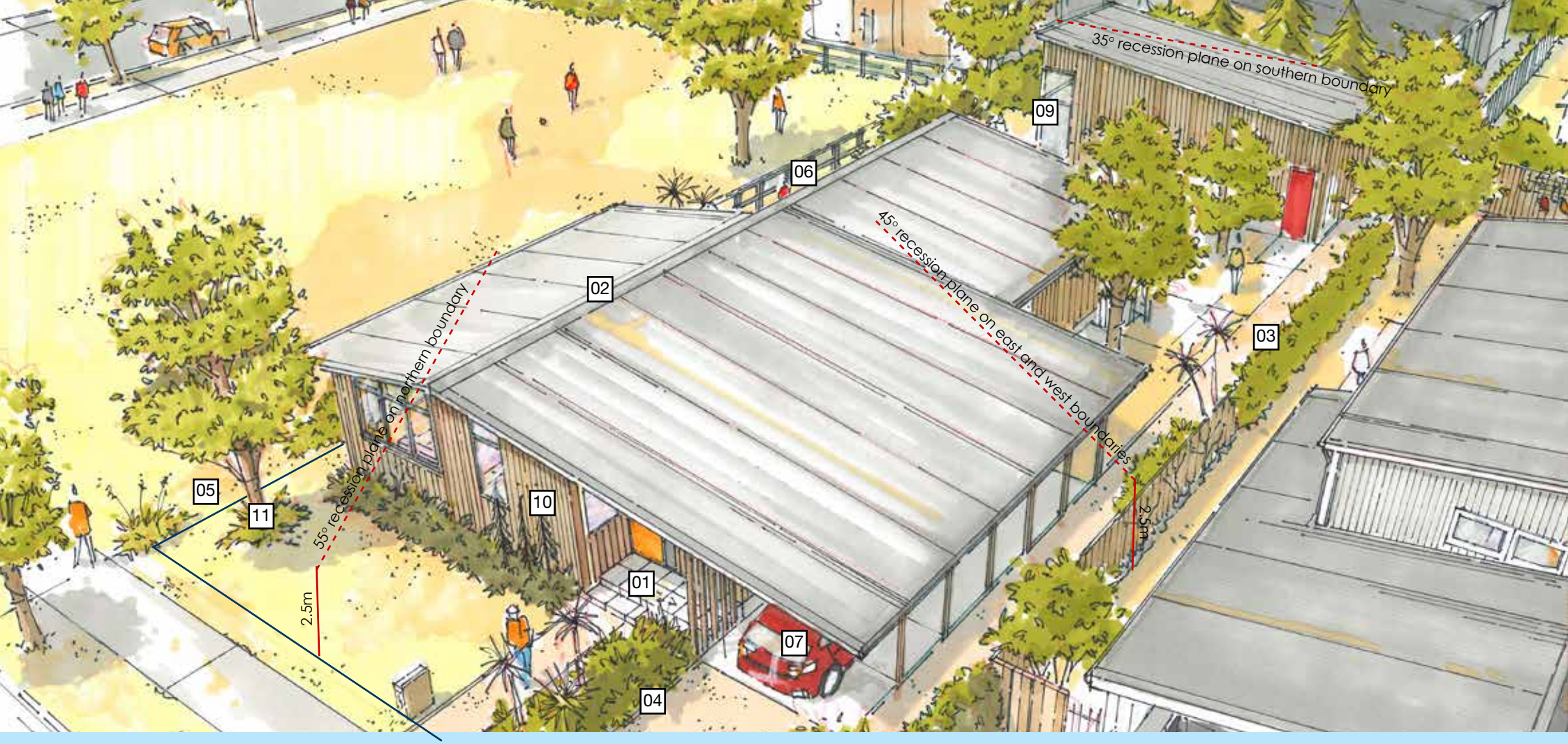
A two-storey standalone dwelling on a 450m² site 1

Developments in a lower density suburban residential zone are likely to be 1-2 storeys. Dwellings are likely to be detached buildings with attached garages or carports. Some sites will include accessory buildings and subject to controls, may include a second residential ~~unit~~ flat up to 70m² in size.
Reference: Clause 16 1st Schedule
1. St Albans, Christchurch
2. Silverstream, Kaiapoi
3. Shotover Country
4. Jacks Point, Queenstown

A single-storey standalone dwelling on a 450m² site 2

A single-storey standalone dwelling on a 600-700m² site 3

A large standalone dwelling on a site >1,000m². 4



GOOD DESIGN ELEMENTS

01 Entrances and detailing
Ensure entrances are clearly visible from the street and large blank walls are avoided. Windows can be added to garages or garages setback behind the front facade to ensure they do not visually dominate the streetscape.

02 Building height and roof form
Simple, uncomplex roof forms are best such as gables, hip or a mono-pitch.

03 Sunlight and recession planes
Recession planes are required on boundaries of a flat site, but are only applicable to accessory buildings on sloping sites.

04 Site coverage and low impact design
Small changes to provide rain gardens, swales and on-site tanks can all contribute to reducing stormwater runoff peaks and demands on infrastructure, as well as reducing the perceived bulk and dominance.

05 Connections to open space
Providing gates and minimising fencing can have positive community outcomes, minimising travel times and encouraging social interaction between residents.

06 Outdoor living space
Each dwelling should have access to a north or west facing outdoor living space, ideally directly accessed from internal living areas.

07 Accessibility
Ideally garaging and parking are designed to minimise visual impacts on the streetscape and the building's facade by being ~~setting~~ back behind the front door. This also allows for on-site parking.

08 Waste and service areas (not shown)
Individual systems are recommended for lower density developments, screened from public and neighbouring properties

09 Creating private and safe places
Ensuring windows, balconies and outdoor spaces are designed to provide privacy between dwellings while allowing views over public areas to encourage natural surveillance.

10 Materials and environmental sustainability
Materials and systems should reflect the local character while not creating maintenance issues. Designs should encourage environmental sustainability including access to sunlight and north or west facing living areas.

11 Landscape
The landscape treatment of a development can add significant amenity and value, and can be combined with low impact approaches to stormwater management. Also look to retain well-established trees if possible.

III MULTI-UNIT ASSESSMENT MATTERS

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

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

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01 HOUSING DIVERSITY AND ADAPTABILITY

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

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

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

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

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

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

Different house sizes within a development widen its market appeal 1

Terrace housing is an efficient and effective typology for higher density developments 2

These 2 bedroom dwellings are part of a wider development which has a mix of typologies and unit sizes. 3

There will still be a demand for 3-4 bedroom standalone houses in many locations. Providing variety is key. 4

02 WELL-DEFINED ENTRANCES AND DETAILING TO IMPROVE LEGIBILITY

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

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

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

A preferred design option is to maximise (as far as practicable) the number of dwellings that front the street to create a strong built edge to the street and encourage a sense of community. The design and treatment of 'end walls' should avoid large blank walls which give the appearance that a development is unfinished or does not take account of its setting. Many past and recent developments have a 'typical' building design which is replicated to achieve build efficiencies. This results in the end units being no different from the middle unit but can result in a reduction of natural surveillance over a public space or a side yard which is largely inaccessible. The placement of windows, doors and material changes in the end elevation all combine to avoid the adverse effects outlined above while providing a point of difference between units which may appeal to different residents.

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

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

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

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

Large windows and balconies on this building create a positive relationship with the street. 1

The wall of the end unit is lacking windows or any detailing. 3

A small porch provides shelter over the front door as well as improving legibility 4

The front door is directly visible from the street providing a high level of legibility. 2

A sidelight adjacent to the front door provide passive surveillance over the street without creating privacy issues. 5

DESIGN ELEMENT CHECKLIST

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

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

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

D Numerous vehicle crossings in close proximity to each other can have a negative effect on pedestrian accessibility and streetscape amenity. It can reduce the amount of on-street parking available and the ability to plant street trees. On standard roads this can result in wider carriageways which in turn can encourage higher vehicle speeds where they may not be appropriate.

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

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

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

RELEVANT DISTRICT PLAN POLICES

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

MDR ~~8.2.3.1,~~ 8.2.3.2

LDSR 7.2.1.2, 7.2.1.3, 7.2.3.2, 7.2.4.2,

7.2.3.1 (c) Submitter Ref: 3280, 3282

03 BUILDING DOMINANCE AND SUNLIGHT ACCESS

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

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

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

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

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

Variation in roof form creates visual interest 1

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

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

Simple, uncomplex roof forms are aesthetically more pleasing 2

Buildings are broken down into clearly defineable units assisting legibility and reducing the perceived mass of buildings. 3

Modulated roof forms result in smaller gables, allowing light into internal spaces. 4

Flat roofs can allow views from buildings behind to be maintained. 5

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

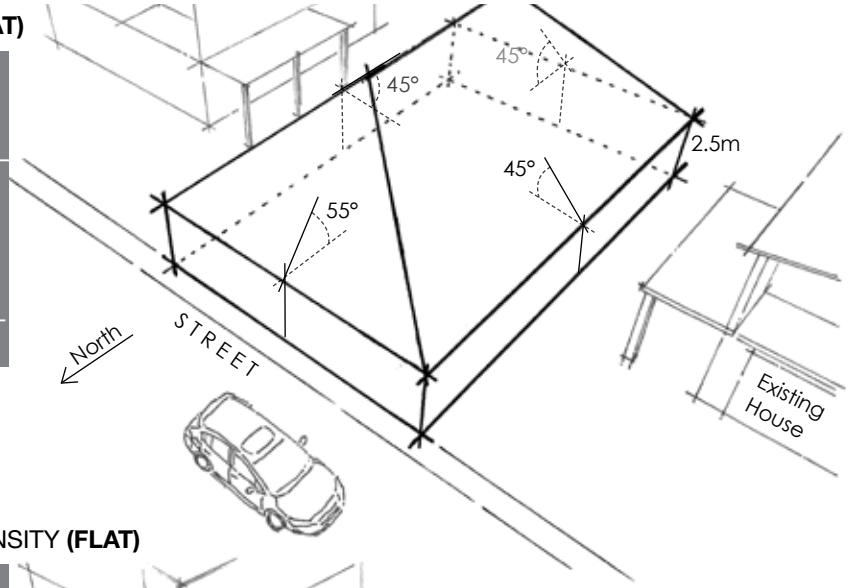
Recession planes are a control to ensure neighbouring properties are not adversely affected in terms of sunlight and/or privacy by a development while allowing for development and intensification to occur in residential areas. There maybe a degree of change which occurs from existing conditions but at a level where change is considered to be acceptable. There are several methods which can be implemented to minimise adverse effects on shading including modulating the building form, setting buildings back from the boundary, or avoiding long, linear walls.

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

HIGH DENSITY **(FLAT)**

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

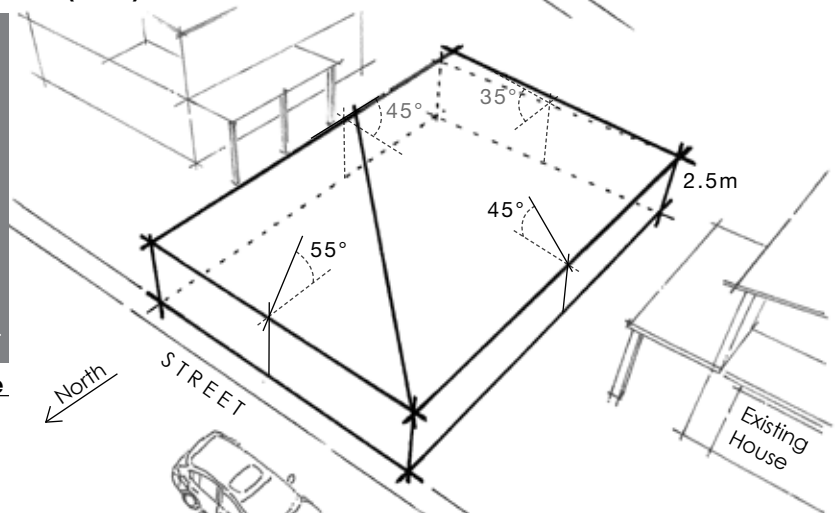
Reference: Clause 16 1st Schedule



MEDIUM / LOW DENSITY **(FLAT)**

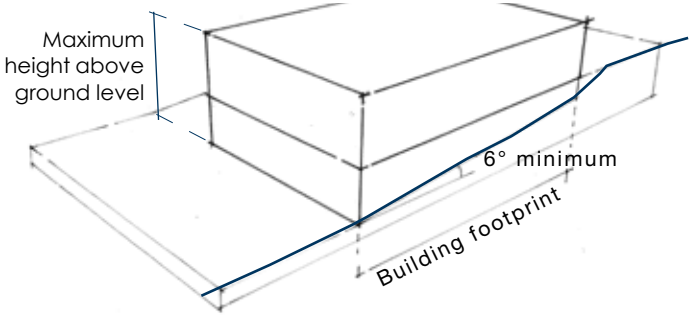
Recession planes for the Low and Medium Density Residential Zones are up to 2.5m then 45° on the western and eastern boundaries, 55° on the northern boundary and 35° on the southern boundary (flat sites only).

Reference: Clause 16 1st Schedule



ALL RESIDENTIAL ZONES (SLOPING SITES)

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



DESIGN CHECKLIST

A Adding roof details like gables, dormer windows, balconies or parapets may be considered a positive design aspect and can make roof space usable without a great increase in height.

B Emphasizing corner sites with additional height can create local landmarks, helping to provide a sense of place without affecting adjoining properties.

C Dormer windows and balconies can create visual interest as well as providing additional space without increasing shading on adjoining sites.

D Has the building frontage been modulated to reduce effects on the amenity of adjoining residential areas, the streetscape and adjoining public space?

E Shading may be reduced by setbacks or modulation of the top storey. Buildings can be set back to allow for an outdoor area that does not shade the apartments below. Look at ways to minimise shading effects on neighbouring properties by modulating the built form or setting back buildings from the boundary.

F Minimise effects on amenity of the adjoining residential areas, the streetscape and adjoining public space by varying the built form and avoiding long, linear walls.

G No recession plane to road boundaries provides the opportunity to build higher up to the street edge.

RELEVANT DISTRICT PLAN POLICES

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

MDR 8.2.3.1, 8.2.3.2, 8.2.6.1, 8.2.6.2, 8.2.6.3

LDSR **7.2.1.2,** 7.2.1.3, ~~7.2.1.4,~~ 7.2.3.3**,** 7.2.3.1(a) **(b) (c)**, 7.2.4.1(a) (b), ~~7.2.6.2~~

Submitter Ref: 3280, 3282

04 CONNECTIONS TO OPEN SPACE TO CREATE SAFE, HIGH AMENITY SPACES

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

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

Accessibility and connections are very important to the success of a space, ideally with multiple entry / exit points (Crime Prevention Through Environmental Design) and spaces being close to living areas. The simple inclusion of a lockable gate from a dwelling to an open space can mean the difference between space being used or not. Where privacy is required trees and hedging can be used instead of solid fencing, or possibility a combination of the two.

Each unit has direct access to the communal open space 1

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

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

A mix of open style and solid fencing provides privacy while maintaining passive surveillance over a public or communal space. 2

Solid fencing and no gates limits access, both visually and physically, to this space. 3

Higher density develoment next to high amenity spaces. 4

Developments relates positively to the adjoining public space with open fencing and gates. 5

DESIGN ELEMENT CHECKLIST

A Designs should integrate well with adjoining and proposed open spaces, with building layout and landscape treatments designed to maximise connections and the ability for people to enjoy/ utilise the amenity of a space.

B Landscape treatment can have a significant impact on the character of a development. The proposed landscape treatment should reflect the character of the area and/or enhance resident's amenity.

C Providing connections throughout a development creates choices for residents, in the best-case scenario creating links which promote active forms of transport, thereby reducing vehicle usage for short, local trips.

D In a worst-case scenario open space is completely screened from a residence with no accessibility or connectivity. Properties adjacent to an open space should have direct access with gates (lockable) incorporated into the design.

E Providing a mix of open and close style fencing can provide the necessary privacy for residents while allowing residents to have a sense of custodianship over the adjacent open space.

F Views from principle living areas, both indoor and outdoor, can be possible of the open space providing natural surveillance.

RELEVANT DISTRICT PLAN POLICES

HDR 9.2.2.1 **(b)** (d), 9.2.6.1,

MDR 9.2.6.2

LDSR ~~8.2.6.1, 8.2.6.2, 8.2.6.3~~**8.2.21**

7.2.1.4, 7.2.3.3

Submitter Ref: 3280, 3282

05 PROVIDING OUTDOOR LIVING SPACE FOR RESIDENTS' AMENITY

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

While the District Plan does not specify a minimum outdoor living space area requirement, the site coverage rules mean all residential dwelling units in the LDSR and MDR will have outdoor space. Ideally this should be directly accessible from the indoor living areas.

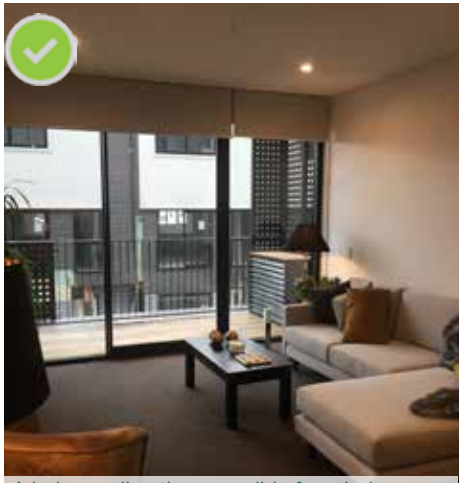
Key points to consider:

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

For LSDR developments, infill developments should ~~be provided with~~ carefully consider how ~~a separate~~ outdoor living space can best be placed.

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

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



A balcony directly accessible from indoor living areas. 1

Outdoor living space directly accessible from indoor living areas. 2

Each unit has a private, easily accessible outdoor living area which receives direct sunlight. 3

Outdoor living spaces looking out over an adjacent reserve. 4

DESIGN ELEMENT CHECKLIST

A The amount of private open space provided ~~is~~ should be directly related to a development's proximity to public amenities or communal spaces. Close proximity to communal open space or public amenities can allow for a lower provision of private outdoor space.

B Landscape treatments can have a significant impact on the character of a development. The proposed landscape treatment should reflect the character of the area and/or enhance resident's amenity, using a mix of hard and soft landscape materials.

C The design of open spaces can create opportunities for variation and choice within a development. Side gardens provide an opportunity to create additional amenity/ value.

D Ideally outdoor living space is directly accessible from indoor living spaces, i.e. from lounge, dining or family spaces, and receives direct sunlight.

E Well-defined spaces allow residents to take ownership of a space but this does not necessarily have to be at the expense of openness.

~~**RELEVANT DISTRICT PLAN POLICES**~~

~~HDR 9.2.2.1 (d), 9.2.6.1, 9.2.6.2~~

~~MDR 8.2.6.1, 8.2.6.2, 8.2.6.3~~

~~LDSR 7.2.1.4, 7.2.3.3~~

06 CREATING HIGH LEVELS OF ACCESSIBILITY FOR ALL TRANSPORT MODES

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

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

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

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

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

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

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

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

Consolidating vehicle access to a single point improves pedestrian accessibility. 1

Car crossings are consolidated at the rear of the block. 2

Provision of underground carparking to reduce the adverse effects of surface car parking. 3

Provision of a rear lane to move garages away from the street frontage 4

Garaging is pushed back behind the front line of the building facade. 5

DESIGN ELEMENT CHECKLIST

A The incorporation of pedestrians, cyclists and vehicles into a design can have a significant effect on people's choice of transport mode, how they move through a space or on the functionality of the adjoining streetscape.

B Large expanses of hardstand area for vehicles, especially if immediately adjoining a street, can have a negative effect on the character of a development or street. Landscape treatment can be used to 'soften' and improve the character of a development.

C Not all locations have the same 'modal' requirement with developments closer to public amenities, including public transport, allowing the flexibility for less garaging but potentially more storage space. The design should reflect a site's location to allow residents a degree of choices.

D Providing for different vehicle modes provides an opportunity for creativity to solve 'space-demanding' modes. On higher density developments there is an opportunity to investigate communal spaces or accessways.

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

RELEVANT DISTRICT PLAN POLICES

HDR 9.2.1.2, 9.2.6.1, 9.2.6.2, 9.2.6.3, 9.2.6.5,

MDR ~~8.2.1.4,~~ 8.2.1.1, 8.2.1.2, 8.2.1.3, 8.2.2.3, 8.2.5.1, 8.2.5.3, 8.2.8.7

LDSR 7.2.6.1, 7.2.6.3

Submitter Ref: 3280, 3282

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

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

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

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

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

HDR Communal

MDR Communal or individual

LDSR Individual

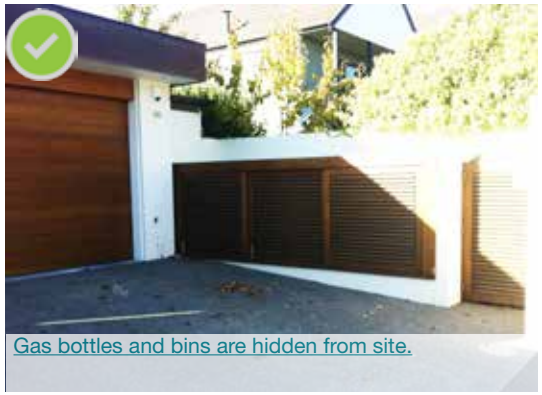
Storage units are screened and located in an accessible location

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

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

Provision for bins was not considered at the design stage or were located in an inconvenient location resulting in their placement in the front yard.

Each unit is provided with a screened service area for bins



Gas bottles and bins are hidden from site.

DESIGN CHECKLIST

A Provide each unit with access to a storage and service space

B Service areas are required to be screened from the street

C On sloping sites, ensure it is possible for bins to be easily moved to the street side for collection.

RELEVANT DISTRICT PLAN POLICES

HDR 9.2.3.2, ~~9.2.3.3, 9.2.3.1~~

MDR ~~8.2.3.1,~~ 8.2.3.2, ~~8.2.2.2~~

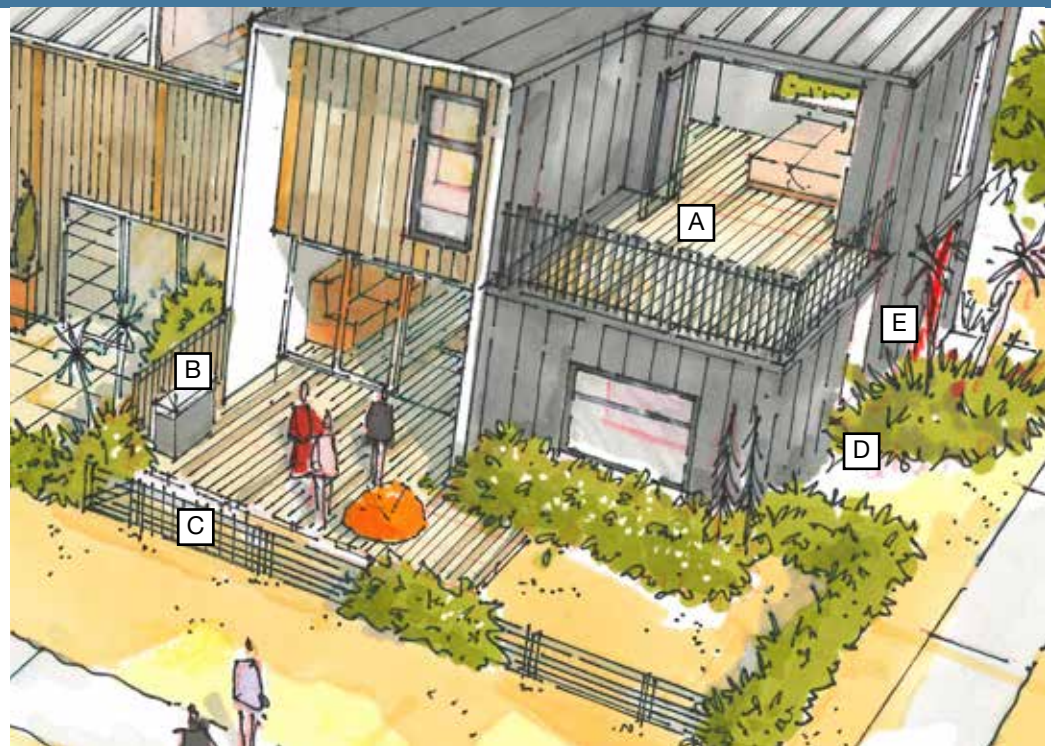
LDSR ~~7.2.1.1~~

Submitter Ref: 3280, 3282

08 CREATING PRIVATE AND SAFE ENVIRONMENTS

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

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



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

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

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

Limited or no fencing creates a positive relationship between dwellings and public spaces. 1

A mix of open and solid fencing provides a balance between privacy and natural surveillance 2

DESIGN CHECKLIST

A Setting back balconies from the main wall as opposed to extending the balcony out forward of any party wall provides privacy from elevated views.

B Solid or semi solid fencing between units to a height of 1.8. Slat fencing can be used but slats must be close enough to ensure direct views through are not possible.

C Privacy and safety can be achieved with a mix of permeable (see-through) and solid fencing.

D Raising the ground floor level of the development above the street level to allow people to clearly see out but not in (not shown).

E Placing higher kitchen windows on the frontage so that occupants are often looking out over the street (not shown).

RELEVANT DISTRICT PLAN POLICES

HDR 9.2.3.2, 9.2.3.3, 9.2.3.1

MDR 8.2.3.1, 8.2.3.2, 8.2.2.2

LDSR 7.2.1.3, 7.2.3.1(b)

09 SITE COVERAGE AND LOW IMPACT DESIGN SOLUTIONS TO REDUCE INFRASTRUCTURE DEMANDS

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

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

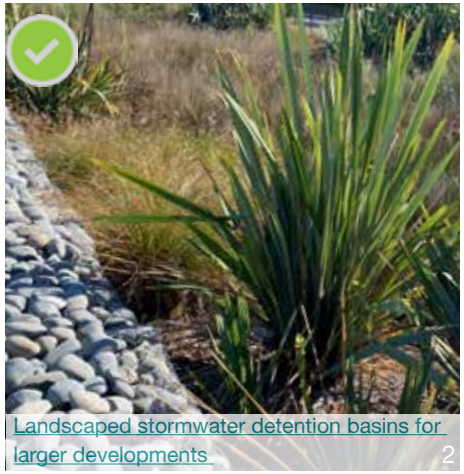
In terms of stormwater runoff, It is possible for low impact design solutions to be incorporated on-site to minimise runoff and peak flows with a view to achieving stormwater neutrality or at least a reduction. All of the systems are cost effective if incorporated during the design phase (as opposed to being retrofitted) but require maintenance to ensure their effectiveness is retained. By implementing systems such as these they can reduce peak stormwater discharges reducing the impact on Council owned stormwater infrastructure, subject to on-site solutions being well-designed and maintained.

	Site Coverage	Permeable Surface (minimum)
HDR	70%	20%
MDR	45%	25%
LDSR	40%	30%

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

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

Landscaped rain gardens for large hard paved areas 1



Landscaped stormwater detention basins for larger developments 2

Landscaped swales instead of piping stormwater reduces runoff peaks 3

Rain tanks reduce stormwater runoff peaks and can assist with irrigation 4

Reducing hard paved, impermeable surfaces reduces stormwater runoff 5

DESIGN ELEMENT CHECKLIST

A Living Roofs
Living roofs are able to capture rainfall - 80/150kg/m² substrate based green roof. Are there opportunities to reduce the potential for runoff from roofing through the use of Living Roofs?

B Rainwater Storage
Rainwater storage tanks can be located on the roof or in the ground. Can rainwater storage tanks be used to capture the runoff from roofs and store it for later uses (e.g. watering the garden)?

C Rain gardens
Rain gardens can be located to filter runoff from hard surfaces such as driveways or carparking. Are rain gardens being used help to filter runoff and reduce the amount that goes into the drain?

D Swale (Planting)
Swales can run along the property boundary to naturally filter runoff from hard surfaces. Planting is also a great way to increase the absorption of storm water, in particular trees as they can absorb larger amounts of water through their roots. Does the design use planting and Swales as a natural drain to filter runoff?

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

RELEVANT DISTRICT PLAN POLICES

HDR 9.2.6.4

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

LDSR ~~7.2.3.1(c), 7.2.4.1(a)(b)~~
7.2.6.2
Submitter Ref: 3280, 3282

10 BUILDING MATERIALS AND ENVIRONMENTAL SUSTAINABILITY

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

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

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

- Provide lighting design that enhances development character features while ensuring usability and safety is retained for communal areas when dark
- Design and specification of lighting fixtures and controls minimises ongoing energy use
- Provide good lighting levels in interior and exterior communal areas to improve safety.
- Provide an even spread of lighting that illuminates all areas.
- Provide safety signage and lighting that integrates with the building design.
- For additional character consider engaging a lighting designer to provide attractive exterior lighting around entrances and street facades.

Abodo eco-timber is a sustainable timber product with low maintenance requirements


Linera board, steel and timber mix


Painted brick is a permanent material solution with relatively low maintenance requirements.

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


Macrocarpa timber

DESIGN CHECKLIST

A Will the choice of cladding require ongoing maintenance to protect its appearance from exposure to the elements?

B Are the communal areas sufficiently lit?

C Does the dwelling provide sheltered outdoor areas with natural light?

RELEVANT DISTRICT PLAN POLICES

HDR **9.2.2.2, 9.2.6.4**

MDR ~~8.2.1.4~~**8.2.5.2**

LDSR ~~7.2.1.2,~~ 7.2.4.1c**, 7.2.6.2**

Submitter Ref: 3280, 3282

11 LANDSCAPE MATERIALS AND PLANTING

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

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

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

Planting can be used to delineate property boundaries, having a softer more aesthetically pleasing appearance than a solid, close board timber fence. Open fencing should be used where fencing is required but privacy is not an issue. Suitably sized trees should be incorporated where possible, including large trees where room allows. Trees provide significant amenity and can assist with privacy issues by screening views into upper storey rooms.

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

RELEVANT DISTRICT PLAN POLICES

HDR 9.2.2.1(d), ~~9.2.6.1,~~ 9.2.6.4

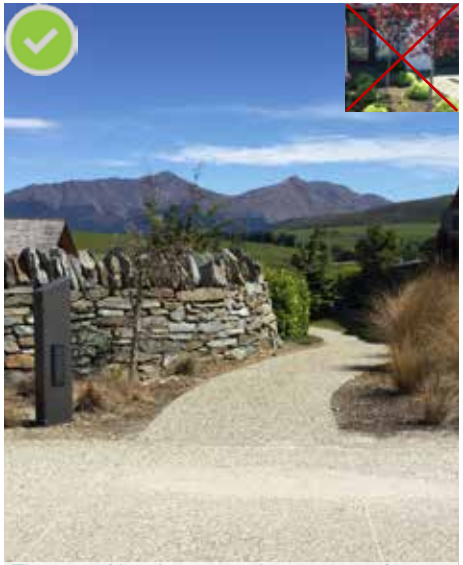
MDR 8.2.2.5, 8.2.8.3**, 8.2.4.1. (c)**

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

Submitter Ref: 3280, 3282

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

A mix of open and solid fencing with landscape planting



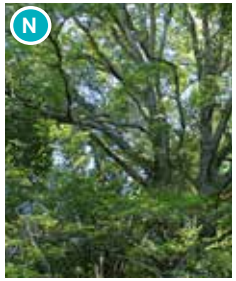
The use of local stone and aggregates for walls and paths helps reinforce the local vernacular.

The avoidance of kerbs and steps where possible to provide a high level of accessibility.

Material variation to break up large areas of hard surfacing, define spaces and create a domestic feel.

Local materials add character and interest as well as having a low environmental footprint.

TREES (MEDIUM - LARGE)



Mountain Beech
(Fuscospora cliffortioides)

Kowhai
(Sophora microphylla)

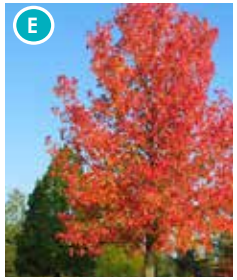
Makomako / Wineberry
(Aristotelia serrata)

Mountain Ribbonwood
(Hoheria lyallii)

Cabbage tree
(Cordyline australis)
(not in lawns)

Mahoe
(melicytus ramiflorus)

Pin Oak
(Quercus palustris)



Liquidambar
(Liquidambar styraclifua)

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

Lemonwood, Tarata
(Pittosporum eugenioides)

Ornamental Pear
(Pyrus calleryana)

Copper beech
(Fagus sylvatica purpurea)

Marble Leaf
(Carpodetus serratus)

Species not appropriate for residential areas close to the airport but can be used elsewhere

TREES (SMALL)

Mountain Totara
(Podocarpus cunninghamii)

Toothed lancewood
(Pseudopanax ferox)

Lancewood (horoeta)
(Pseudopanax crassifolius)

Boxleaf azara / Vanilla tree
(Azara microphylla)

Manuka
(Leptospermum scoparium)

Camellia
(Camellia sasanqua)

Deleted Species: Marble Leaf

Flowering crab apple
(Malus tschonoskii)

Akiraho
(Olearia paniculata)

Five Finger
(Pseudopanax laetus)

SHRUBS (MEDIUM - SMALL)

Monro's daisy
(Brachyglottis monroi)

Rose
(Rosa - flower carpet form)

Rose 'Frau Dagmar Hastrup'
(Rosa rugosa)

Southern Tree Daisy
(Olearia arborescens)

Pittosporum 'Golf Ball'
(Pittosporum tenuifolium)

Mexican orange blossom
(Choisya ternata)

Silverbush
(Convolvulus cneorum)

Mingimingi
(Coprosma virescens)

Hebe
(Hebe spp.)

Oakleaf hydrangea
(Hydrangea quercifolia)

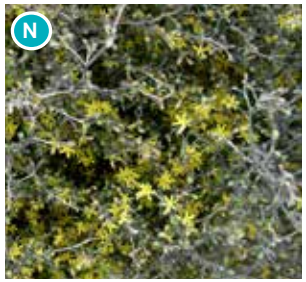
Marlborough rock daisy
(Pachystegia insignis)

Viburnum
(Viburnum davidii)

Shrubby tororaro, Mingimingi
(Muehlenbeckia astonii)

HEDGES

Coprosma Middlemore
(Coprosma 'Middlemore')



Korokia
(Corokia cultivars)

Broadleaf, Kapuka
(Griselinia littoralis)

Box hedge
(Buxus sempervirens)

GROUNDCOVERS / GRASSES

Tasmanian Flax-Lily
(Dianella 'Little Rev')

NZ iris
(Libertia peregrinans)

Creeping fuchsia
(Fuchsia procumbens)

Makura Sedge
(Carex secta)

NZ daphne
(Pimelea prostrata)

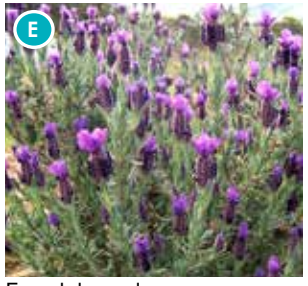
Heartleaf burgenia
(Bergenia cordifolia)

Bush lily
(Astelia fragrans)

Prostrate coprosma
(Coprosma acerosa 'Hawera')

Silver Tussock
(Poa cita)

Pohuehue
(Muehlenbeckia axillaris)



French lavender
(Lavandula stoechas)

Turutu
(Dianella nigra)

CLIMBERS

Star Jasmine
(Trachelospermum jasminoides)

Yellow jasmine
(Gelsemium sempervirens)

Boston Ivy
(Parthenocissus tricuspidata)

E = Exotic
N = Native

IV GLOSSARY

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

CONTEXT

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

CHARACTER

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

CHOICE

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

CONNECTIONS

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

CREATIVITY

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

CUSTODIANSHIP

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

COLLABORATION

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

OTHER TERMS

CPTED (Crime Prevention Through Environmental Design)

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

APPENDIX D

Final recommendations on submissions

Original Submission No	Further Submission No	Submitter First Name	Submitter Last Name	Submitter Org	Provision	Position	Submission Summary	Scope	Recommended Response	Reasoning
OS3000.1		Eaon	Fitzwater		2-Business Mixed Use Zone Design Guidelines > 2.6-Height & Roof Form	Oppose	That the height of buildings is limited to 7 meters throughout the Queenstown Lakes District unless it does not affect anyone else and blends into the landscape.	out of scope	Strike out requested	The height limit for BMUZ has already been settled in earlier stages, The BMUZ Design Guidelines do not affect the height rules.
OS3000.1	FS3406.1	Nicky	Wells		2-Business Mixed Use Zone Design Guidelines > 2.6-Height & Roof Form	Support	That the relief sought in submission 3000.1 is supported.	out of scope	Strike out requested	As above
OS3000.1	FS3407.1	Richard	Wells		2-Business Mixed Use Zone Design Guidelines > 2.6-Height & Roof Form	Support	That the relief sought in submission 3000.1 is supported.	out of scope	Strike out requested	As above
OS3109.23		Chelsea	Wallace	Public Health South	2-Business Mixed Use Zone Design Guidelines	Support	That the intent of the Business Mixed Use Zone Design Guidelines be retained as notified.		Accept	
OS3109.23	FS3415.7	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Oppose	That the relief sought is opposed.		Reject	
OS3109.24		Chelsea	Wallace	Public Health South	2-Business Mixed Use Zone Design Guidelines	Oppose	That the core principles of the World Health Organisation Health for All Strategy be addressed.		Accept in part	Many of the matters raised are addressed in the BMUZ Design Guidelines
OS3109.24	FS3415.8	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Oppose	That the relief sought is supported.		Reject	Many of the matters raised are addressed in the BMUZ Design Guidelines
OS3109.25		Chelsea	Wallace	Public Health South	2-Business Mixed Use Zone Design Guidelines	Oppose	That the impact on health outcomes and protection of the natural environment be considered in policy relating to the built environment.		Accept in part	Many of the matters raised are addressed in the BMUZ Design Guidelines
OS3109.25	FS3415.9	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Oppose	That the relief sought is supported.		Reject	Many of the matters raised are addressed in the BMUZ Design Guidelines
OS3110.1		Roger	Moseby		2-Business Mixed Use Zone Design Guidelines	Oppose	That the Business Mixed Use Zone Design Guidelines be rejected.		Reject	Relates to 3 Parks. Not having the BMUZ Design Guidelines would leave a gap for addressing urban design issues in the BMUZ.
OS3143.1		Susan	Robertson		2-Business Mixed Use Zone Design Guidelines	Oppose	That the Business Mixed Use Design Guidelines be rejected.		Reject	Not having the BMUZ Design Guidelines would leave a gap for addressing urban design issues in the BMUZ.
OS3211.3		James	Gardner-Hopkins	Ken Muir	2-Business Mixed Use Zone Design Guidelines	Oppose	That the provisions of the Business Mixed Use Design Guide be rejected.		Accept in part	Changes have been made to improive effectiveness of BMUZ design guidelines. Not having the BMUZ Design Guidelines would leave a gap for addressing urban design issues in the BMUZ.
OS3215.1		Amanda	Leith	Southern Planning	2-Business Mixed Use Zone Design Guidelines > 2.2-Purpose & How to Use	Oppose	That an additional paragraph is included in the "Status of this Guide" section as follows: "The Design Guide complements the provisions of the District Plan. It provides examples of how to achieve good design and outlines the key issues to bear in mind when designing a development. The assessment of proposals against the Design Guide are not intended to be assessed in terms of compliance but rather whether a proposal is consistent with the good design outcomes promoted by the Design Guide. It is acknowledged that there may be suitable alternatives to the examples provided within the Design Guide based upon site specific characteristics and other factors that guide development."		Accept in part	Useful addition subject to minor wording changes
OS3215.1	FS3415.10	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines > 2.2-Purpose & How to Use	Support	That the relief sought is supported.		Accept in part	As above
OS3215.2		Amanda	Leith	Southern Planning	2-Business Mixed Use Zone Design Guidelines > 2.4-Positive Street Edge	Oppose	That the text "on rare occasions" and "for quieter streets provided the majority of street frontage is for business/commercial use" from paragraph 3 of Section 01 be amended so that it reads: "Residential units at ground floor should be carefully considered along main roads. Ground floor, street facing residential units may be appropriate, however finished floor levels, setbacks and screening will need to carefully considered so as to provide appropriate levels of privacy for residents."		Accept	Useful amendment that improves clarity.
OS3215.2	FS3415.11	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines > 2.4-Positive Street Edge	Support	That the relief sought is supported.		Accept	As above
OS3215.3		Amanda	Leith	Southern Planning	2-Business Mixed Use Zone Design Guidelines > 2.9-Acessability	Oppose	That the words "to be at least 1.8m wide or greater" are deleted and "of suitable width to cater for pedestrian and universal access commensurate to the anticipated usage of the route" are inserted in its place, in Section 06, paragraph 5.		Accept	Useful amendment as less prescriptive for Design Guidelines.
OS3215.3	FS3415.12	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines > 2.9-Acessability	Support	That the relief sought is supported.		Accept	As above
OS3215.4		Amanda	Leith	Southern Planning	2-Business Mixed Use Zone Design Guidelines	Oppose	That the necessary further, consequential or alternative amendments are made to give effect to this submission and the purpose of the Resource Management Act.		Accept	Consequential amendments were made to the proposed wording.
OS3215.4	FS3415.13	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Support	That the relief sought is supported.		Accept	As above
OS3267.1		Rosie	Hill	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Oppose	That there be greater recognition in the Business Mixed Use Design Guidelines of the full range of activities anticipated within the Business Mixed zone.		Reject	The Design Guidelines are based around 12 Design Elements, not activities.
OS3267.1	FS3409.1	Amanda	Leith	Southern Planning Group	2-Business Mixed Use Zone Design Guidelines	Support	That the relief sought in submission 3267.1 is supported.		Reject	As above
OS3267.2		Rosie	Hill	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Oppose	That within the Business Mixed Use Design Guidelines, any duplication and/or different controls to those already in the Business Mixed Use zone chapter be removed.		Accept in part	The Design Guidelines flesh out and provide guidance on the matters of restricted discretion, inconsistencies have been addressed.
OS3267.2	FS3409.2	Amanda	Leith	Southern Planning Group	2-Business Mixed Use Zone Design Guidelines	Support	That the relief sought in submission 3267.2 is supported.		Reject	As above
OS3267.3		Rosie	Hill	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Oppose	That more flexibility be provided within the Business Mixed Use Design Guidelines to reflect mixed use developments.		Reject	The Design Guidelines are based around 12 Design Elements, not particular activities.
OS3267.3	FS3409.3	Amanda	Leith	Southern Planning Group	2-Business Mixed Use Zone Design Guidelines	Support	That the relief sought in submission 3267.3 is supported.		Reject	As above
OS3267.5		Rosie	Hill	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Oppose	That amendments are made to the text of the Proposed District Plan and the Mixed Use Design Guidelines to ensure that Guidelines do not apply to permitted activities.		Accept	Reference to permitted activities has been removed.
OS3267.5	FS3409.5	Amanda	Leith	Southern Planning Group	2-Business Mixed Use Zone Design Guidelines	Support	That the relief sought in submission 3267.5 is supported.		Accept	As above
OS3316.2		Kirsty	O'Sullivan	Mitchell Daysh Limited	2-Business Mixed Use Zone Design Guidelines	Support	That the introduction of the Business Mixed Use Zone Design Guide is supported.		Accept	
OS3316.2	FS3427.33	Chelsea	Wallace	Public Health South	2-Business Mixed Use Zone Design Guidelines	Support	That the relief sought is supported.		Accept	
OS3316.3		Kirsty	O'Sullivan	Mitchell Daysh Limited	2-Business Mixed Use Zone Design Guidelines > 2.16-Planting	Oppose	That Lemonwood, ornamental pear, copper beech and marble leaf are removed from the list of suggested plant species.		Accept	Replacement species have been identified for BMUZ in Frankton.
OS3343.5		Ben	Farrell		2-Business Mixed Use Zone Design Guidelines	Oppose	That the Design Guidelines are deleted, along with reference to them in the District Plan, or: That the respective policies and rules (including assessment matters) to "encourage" consistency (rather that require or ensure it); Remove any duplication between matters contained within the Design Guidelines and provisions already in the text of the PDP, and Standards Clarify that the Design Guidelines do not apply to permitted activities.		Accept in part	Individual parts of this submission point covered in s42A report. Most points rejected, removal of reference to permitted activities is accepted. Amendments made to address'encourage' and 'consistency in policy wording.
OS3343.5	FS3415.14	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Support	That the relief sought is supported.		Accept in part	As above
OS3343.5	FS3470.5	Nick	Geddes	Clark Fortune McDonald & Associates	2-Business Mixed Use Zone Design Guidelines	Support	That the relief sought is opposed.		Reject	Does not seem to relate to the BMUZ design Guidelines

OS3383.7		Phil	Brown	4Sight Consulting Limited	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.1-Variation to Chapter 16 - Business Mixed Use	Oppose	That Policy 16.2.2.10 be amended as suggested to recognise that only mixed use and/or intensive residential developments should be consistent with the Business Mixed Use Design Guide.		Reject	The Design Guidelines are based around 12 Design Elements, not particular activities.
OS3383.7	FS3415.1	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.1-Variation to Chapter 16 - Business Mixed Use	Support	That the relief sought is supported.		Reject	As above.
OS3383.8		Phil	Brown	4Sight Consulting Limited	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.1-Variation to Chapter 16 - Business Mixed Use	Oppose	That Rule 16.4.4 be amended as suggested to recognise that only mixed use and/or intensive residential developments should be consistent with the Business Mixed Use Design Guide; or amend as suggested to recognise that there are existing commercial activities within the zone that have functional and/or operational requirements which impact on their ability to meet the 'typical' urban design outcomes envisaged in the Business Mixed Use Design Guide.		Reject	The Design Guidelines are based around 12 Design Elements, not particular activities.
OS3383.8	FS3415.2	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.1-Variation to Chapter 16 - Business Mixed Use	Support	That the relief sought is supported.		Reject	As above
OS3383.8	FS3415.3	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.1-Variation to Chapter 16 - Business Mixed Use	Support	That the relief sought is supported.		Reject	As above
OS3383.9		Phil	Brown	4Sight Consulting Limited	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.2-Variations to Chapter 31 - Signs	Oppose	That Rules 31.2.3.3(c) be amended to recognise that only signage for mixed use and/or intensive residential developments must be consistent with the Business Mixed Use Design Guide.		Reject	The Design Guidelines are based around 12 Design Elements, not particular activities.
OS3383.9	FS3415.4	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.2-Variations to Chapter 31 - Signs	Support	That the relief sought is supported.		Reject	As above
OS3383.10		Phil	Brown	4Sight Consulting Limited	2-Business Mixed Use Zone Design Guidelines	Oppose	That the Design Guide be amended to clarify that it relates to residential or mixed-use buildings only; or amend the Medium Density Design Guide as suggested to recognise that that there are commercial activities that have functional and/or operational requirements which impact on their ability to meet the 'typical' urban design outcomes envisaged in the Design Guide.		Reject	The Design Guidelines are based around 12 Design Elements, not particular activities.
OS3383.10	FS3415.5	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines	Support	That the relief sought is supported.		Reject	As above
OS3383.24		Phil	Brown	4Sight Consulting Limited	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.2-Variations to Chapter 31 - Signs	Oppose	That Rule 31.19.3.7 be amended to recognise that only signage for mixed use and/or intensive residential developments must be consistent with the Business Mixed Use Design Guide.		Reject	The Design Guidelines are based around 12 Design Elements, not particular activities.
OS3383.24	FS3415.6	Maree	Baker-Galloway	Anderson Lloyd	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.2-Variations to Chapter 31 - Signs	Support	That the relief sought is supported.		Reject	As above
OS3383.25		Phil	Brown	4Sight Consulting Limited	2-Business Mixed Use Zone Design Guidelines > 2.18-Variation to Chapter 16 and 31 - BMUZ Design Guidelines > 2.18.2-Variations to Chapter 31 - Signs	Support	That Rule 31.19.4.4 be amended to recognise that only signage for mixed use and/or intensive residential developments must be consistent with the Business Mixed Use Design Guide.		Reject	The Design Guidelines are based around 12 Design Elements, not particular activities.

Original Submission No	Further Submission No	Submitter First Name	Submitter Last Name	Provision	Position	Submission Summary	Scope	Recommended response	Reasoning
OS3013.2		Pia	Condren	2-Residential Design Guidelines > 2.5-LDR Overview	Support	That the Lower Density Residential Overview provisions of the Residential Design Guidelines be retained as notified.		Accept	
OS3013.3		Pia	Condren	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.1-Variation to Chapter 7 - Lower Density Suburban Residential Zone	Support	That the Variation to Chapter 7 Lower Density Suburban Residential Zone for the Residential Design Guidelines be retained as notified.		Accept	
OS3016.1		Gillian	Macleod	2-Residential Design Guidelines > 2.7-Housing Diversity	Oppose	That the use of photo 2 on page 13 is rejected.		Accept	Better photo utilised
OS3016.2		Gillian	Macleod	2-Residential Design Guidelines > 2.8-Well Defined Enterances	Oppose	That the use of photo 2 on pg 14 is rejected.		Accept	Better photo utilised
OS3016.3		Gillian	Macleod	2-Residential Design Guidelines	Oppose	That the Residential Design Guideline is amended to include guidance for sloping sites.		Accept	A range of changes have been made to better address sloping sites.
OS3016.4		Gillian	Macleod	2-Residential Design Guidelines > 2.10-Connections to Open Space	Oppose	That Photo 2 and Photo 3 on p.18 of the Residential Design Guideline are rejected.		Accept in part	A review of all photogrpahs has been undertaken. The particualr Photo has been retained – does not feature a desolate sidewalk in the rain, perhaps this is a reference to photo 2 on page 22. The photo does have wet roads / footpaths in it but still usefully shows the Design Element [06] relating to 'creating high levels of accessibility for all transport modes' as it shows a cycle lane, indented parking and a footpath.
OS3016.5		Gillian	Macleod	2-Residential Design Guidelines > 2.18-Planting	Oppose	That the Residential Zone Design Guide emphasise the planting of native, low-water need, and appropriate species.		Accept in part	The Residential Design Guidelines do emphasise local native species.
OS3016.6		Gillian	Macleod	2-Residential Design Guidelines > 2.18-Planting	Oppose	That the Residential Zone Design Guide discourage nuisance species such as wilding or asthma causing trees, or inappropriately-scaled species.		Accept in part	Accepted to the extent that Chapter 34 Wilding Species already prohibits the planting of a long list of nuisance plants.
OS3031.1		Bruce	Steenson	2-Residential Design Guidelines > 2.3-HDR Overview	Oppose	That building height for flat and sloping sites in Wanaka be limited to no more that 7 meters.	Out of scope	Strike out requested	
OS3060.2		Gerard	Thompson	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.3-Variations to Chapter 9 - High Density Residential Zone	Support	That the intent of Rule 9.4.6 requiring visitor accommodation in the High Density Zone be consistent with the Residential Zone Design Guide 2019 as notified.		Accept	
OS3060.3		Gerard	Thompson	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.3-Variations to Chapter 9 - High Density Residential Zone	Support	That the intent of the RD activities in Standards 9.5.1 - 9.5.8 in the Residential Zone Design Guide 2019 is supported.		Accept	
OS3060.4		Gerard	Thompson	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.3-Variations to Chapter 9 - High Density Residential Zone	Support	That the intent of Policy 9.2.2.3 is supported.		Accept	
OS3109.14		Chelsea	Wallace	2-Residential Design Guidelines > 2.7-Housing Diversity	Oppose	That a variety of housing, work and lifestyle options be provided that are economically viable and healthy for people and nature.		Accept in part	The zones provide for this already, and the DG reinforces this
OS3109.15		Chelsea	Wallace	2-Residential Design Guidelines	Oppose	That the World Health Organisation Sustainable Development Goals (energy efficient housing, increased density, healthy living, lowest possible cost) be considered.		Accept in part	Details of submission covered in report.
OS3109.16		Chelsea	Wallace	2-Residential Design Guidelines	Oppose	That insulation, ventilation, heating, double glazing, accessibility, for people with disabilities, design for disability, elderly, families or flatters, be considered.		Reject	This is a matter for the building code, the DGs focus on the external appearance and features of residential areas
OS3109.17		Chelsea	Wallace	2-Residential Design Guidelines	Oppose	That eco-design and climate safe house design principles be considered from energywise.govt.nz.		Reject	These were removed from the PDP through decisions on stage 1 and to add them in now would be inconsistent with the plan and beyond the remit of the DGs as a document incorportated by reference
OS3109.18		Chelsea	Wallace	2-Residential Design Guidelines	Oppose	That safety, street lighting, and safe low impact (noise, conflicts) aspects be considered.		Accept in part	Some aspects of submission are covered in the notified Design Elements, street lighting is not covered.
OS3109.19		Chelsea	Wallace	2-Residential Design Guidelines	Oppose	That access to public and active transport links, cycle ways, walking paths suitable for buggies and kids bikes, bike racks, and a focus on low speed pedestrian centric environments be considered.		Accept in part	Some aspects of submission are covered in the notified Design Elements, activities within parks and reserves ar enot covered.
OS3109.20		Chelsea	Wallace	2-Residential Design Guidelines	Oppose	That community connectivity, shared green spaces, picnic/BBQ areas and tables be considered.		Accept in part	Some aspects of submission are covered in the notified Design Elements, activities within public parks and reserves are not covered.
OS3109.21		Chelsea	Wallace	2-Residential Design Guidelines	Oppose	That elements to promote healthy lifestyles be considered, including playgrounds, pump tracks, skate parks, sports facilities, planting fruit trees, garden allotments, smoke free spaces, drinking fountains, and seating.		Accept in part	As above
OS3109.22		Chelsea	Wallace	2-Residential Design Guidelines	Oppose	That the impact on health outcomes and protection of the natural environment be considered in policy relating to the built environment.		Accept in part	09 Low impact design goes partway to achieving this - this seems to be more broadly directed at the purpose of the residential zones themselves.
OS3138.1		Brendon	Cutt	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.1-Variation to Chapter 7 - Lower Density Suburban Residential Zone	Oppose	That no changes are approved that would enable or encourage the establishment of new or extended commercial visitor accommodation developments within Visitor Accommodation Sub-Zones and Low Density [Suburban] residential zones.	Out of scope	Strike out requested	The notified Design Guidelines (nor variations to plan text) do not seek to control density or the activity status of visitor accommodation.
OS3138.2		Brendon	Cutt	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.2-Variations to Chapter 8 - Medium Density Residential Zone	Oppose	That no changes be made which will permit an increase in the density of visitor accommodation from new or extended commercially-backed developments in Medium and Low Density Zones.	Out of scope	Strike out requested	The Design Guidelines will not 'permit an increase' in visitor accommodation density, and the rule relating to visitor accommodation activities is not subject to review in Stage 3.
OS3191.2		Denise	Anderson	2-Residential Design Guidelines	Oppose	That wording is added to the high density, medium density and lower density residential sections of the Residential Design Guide, requiring that designs must not detract from, dominate and/or denigrate the significance or values of recognised heritage items or features and that designs should demonstrate that they are compatible with these values, or words to like effect.		Reject	Manged through other rules in the PDP - including the rules relating to development within the setting of a heritage feature in Chapter 26: Historic Heritage.
OS3203.1		Wayne	Foley	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.1-Variation to Chapter 7 - Lower Density Suburban Residential Zone	Oppose	That the notified variation to Chapter 7 Lower Density Suburban Residential Zone as part of the Residential Design Guideline variation be rejected. Alternatively, that the Residential Design Guideline be amended to remove reference to irrelevant policies, remove the statement that the Design Guideline is applicable to permitted activities, and remove the requirement to provide a Design Statement.		Accept in part	Individual parts of this submision point are covered in the s42A report. Some parts accepted, some parts rejected.
OS3203.2		Wayne	Foley	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.1-Variation to Chapter 7 - Lower Density Suburban Residential Zone	Oppose	That any alternative, additional or consequential relief necessary be made.		Accept	A range of changes have been made to improve effectiveness of the design guidelines.
OS3241.1		Rosie	Hill	2-Residential Design Guidelines	Oppose	That the Residential Design Guidelines and/or the associated variations to the residential provisions of Chapters 7, 8, and 9 of the Proposed District Plan be amended to provide greater recognition for Special Character Areas and residential amenity, in particular of the Park Street Special Character Area.		Reject	At this time there is no special character area for Park St.
OS3241.2		Rosie	Hill	2-Residential Design Guidelines	Oppose	That Special Character Areas be recognised within the Residential Design Guidelines through requirements for building and development to sensitively respond to existing built form within the Special Character Area.		Reject	As above. However reference has been added to the start of the design guides relating to checking the heritage chapter of the PDP (should a Special Character Area be created this would be relevant).
OS3241.3		Rosie	Hill	2-Residential Design Guidelines	Oppose	That Special Character Areas be provided for in the Residential Design Guidelines through any building or development adhering to any definition or character statement of a Special Character Area.		Reject	As above.
OS3241.4		Rosie	Hill	2-Residential Design Guidelines	Oppose	That Special Character Areas are provided for within the Residential Design Guideline through the encouragement of design solutions of a high standard which respond to, and reflect, residential character and amenity of the Special Character Area.		Reject	As above.
OS3241.5		Rosie	Hill	2-Residential Design Guidelines	Oppose	That Special Character Areas be provided for within the Residential Design Guidelines through any building and development being required to adhere to any Cultural Plan or Spatial Plan (or similar planning tool) which have been developed for the Special Character Area.		Reject	As above.
OS3241.6		Rosie	Hill	2-Residential Design Guidelines	Oppose	That the Residential Design Guidelines include any further amendments to support rezoning and revised provisions of the Proposed District Plan for the Special Character Area.		Reject	As above.
OS3241.7		Rosie	Hill	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline	Oppose	That any necessary or required amendments to the text of the residential chapters within the Proposed District Plan are made to reflect the Special Character Area provisions within the Residential Design Guidelines.		Reject	As above.
OS3264.1		Edwin	Elliott	2-Residential Design Guidelines	Oppose	That the Residential Design Guidelines be rejected until they can be done properly with ratepayer input.		Reject	Ratepayer input available through submission and further submission process.

OS3267.4		Rosie	Hill	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline	Oppose	That amendments be made to the text of the residential chapters, if necessary, to reflect the mixed use character of the Business Mixed Use Zone.		Reject	No changes are needed to the residential chapters to reflect the mixed use character of the BMUZ. The BMUZ has its own set of Design Guidelines.
OS3267.4	FS3409.4	Amanda	Leith	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline	Support	That the relief sought in submission 3267.4 is supported.		Reject	As above
OS3280.1		A	Hutton	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.1-Variation to Chapter 7 - Lower Density Suburban Residential Zone	Oppose	That the Chapter 7 provisions relating to the Residential Design Guidelines are deleted.		Accept in part	A range of changes have been made to better target the Residential Design Guidelines and improve their effectiveness and efficiency.
OS3280.2		A	Hutton	2-Residential Design Guidelines	Oppose	That the Residential Design Guide be amended to remove irrelevant policies.		Accept	List of policies has been updated.
OS3280.3		A	Hutton	2-Residential Design Guidelines > 2.2-Purpose & How to guide	Oppose	That the statement that the Design Guide is applicable to permitted activities is rejected.		Accept	While many residential developments can be undertaken without resource consent and would benefit from referring to the Design Elements, this change is accepted.
OS3280.4		A	Hutton	2-Residential Design Guidelines > 2.2-Purpose & How to guide	Oppose	That the requirement to provide a Design Statement be removed from the guide.		Accept	Design Statement is now optional, it allows applicants to show how Design Elements have been address (or are not applicable).
OS3280.5		A	Hutton	2-Residential Design Guidelines	Oppose	That any alternative, additional or consequential relief necessary to address the matters raised in this submission occur.		Accept	A range of changes have been made to improve the efficiency and effectiveness of the provisions.
OS3282.1		A	Hutton	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.3-Variations to Chapter 9 - High Density Residential Zone	Oppose	That the Chapter 9 provisions relating to the Residential Design Guidelines are deleted.		Accept in part	Changes have been made to address submitter concerns. The Residential Design Guidelines add value and help achieve the zone and strategic objectives.
OS3282.2		A	Hutton	2-Residential Design Guidelines	Oppose	That if the variation to Chapter 9 is not deleted then the Residential Design Guide be amended to remove the statement that the design guide is applicable to permitted activities.		Accept	While many residential developments can be undertaken without resource consent and would benefit from referring to the Design Elements, this change is accepted.
OS3282.3		A	Hutton	2-Residential Design Guidelines > 2.2-Purpose & How to guide	Oppose	That if the variation to Chapter 9 is not deleted then the requirement to provide a Design Statement be removed from the guide.		Reject	Design Statement allows applicants to show how Design Elements have been address (or are not applicable).
OS3282.4		A	Hutton	2-Residential Design Guidelines	Oppose	That any alternative, additional or consequential relief necessary to address the matters raised in this submission occur.		Accept	Changes have been made to address submitter concerns. The Residential Design Guidelines add value and help achieve the zone and strategic objectives.
OS3316.1		Kirsty	O'Sullivan	2-Residential Design Guidelines	Support	That the introduction of the Residential Design Guide is supported.		Accept	
OS3316.1	FS3427.32	Chelsea	Wallace	2-Residential Design Guidelines	Support	That the relief sought is supported.		Accept	
OS3316.4		Kirsty	O'Sullivan	2-Residential Design Guidelines > 2.18-Planting	Oppose	That Lemonwood, ornamental pear, copper beech and marble leaf are removed from the list of suggested plant species.		Accept	Alternative tree species are available.
OS3343.4		Ben	Farrell	2-Residential Design Guidelines	Oppose	That the Design Guidelines are deleted, along with reference to them in the District Plan, or: That the respective policies and rules (including assessment matters) to "encourage" consistency (rather that require or ensure it); Remove any duplication between matters contained within the Design Guidelines and provisions already in the text of the PDP, for example within matters of Restricted Control/Discretion and Standards Clarify that the Design Guidelines do not apply to permitted activities.		Accept in part	Refer to s42A report for individual matters covered in this submisiosn point.
OS3347.1		Natalie	Reeves	2-Residential Design Guidelines	Oppose	That the Residential Design Guide is rejected.		Accept in part	Changes have been made to address submitter concerns. The Residential Design Guidelines add value and help achieve the zone and strategic objectives.
OS3379.1		Roderick	Macleod	2-Residential Design Guidelines	Oppose	That a '1 hectare / 80 hectare variation' to mitigate against urban sprawl like now in place in the Wakatipu Basin also be put in place in the Upper Clutha to control development.	Out of scope	Strike out requested	
OS3383.18		Phil	Brown	2-Residential Design Guidelines > 2.2-Purpose & How to guide	Support	That the purpose of the design guide is retained as notified insofar as it clarifies that the purpose is to achieve high-amenity built residential developments.		Accept	
OS3383.19		Phil	Brown	2-Residential Design Guidelines > 2.20-Variations Residential Design Guideline > 2.20.1-Variation to Chapter 7 - Lower Density Suburban Residential Zone	Oppose	That Policy 7.2.1.5 be amended as suggested to clarify that the Residential Zone Design Guide is applicable to residential buildings.		Reject	The Residential Design Guidelines are based around Design Elements not activities. These Design Elements can be applied to built form other than residential.