

Land Being Reviewed
Frankton Flats, Frankton Flats B and Remarkables Park Special Zones
Key Purpose of the ODP
<p>Frankton Flats Enable development of a new shopping centre incorporating opportunity for retailing, office, educational, visitor and residential accommodation and leisure activities while maintaining and enhancing the natural values of the environment particularly as viewed from State Highway 6 as it enters the Frankton and Queenstown urban environment.</p> <p>Frankton Flats B Provides the opportunity for a range of activities including residential, commercial industrial, community and related activities such as recreation. Contribute significantly toward the need for residential including affordable housing.</p> <p>This Zone provides for development while maintaining and enhancing the natural values of the environment particularly as viewed from State Highway 6 as it enters the Frankton and Queenstown urban environment.</p> <p>Remarkables Park Provides for a comprehensively managed and integrated high density development containing opportunities for a range of supporting and complementary activities. These include open space, visitor accommodation, transport, educational, recreational and commercial facilities.</p> <p>The Remarkables Park Zone is a riverside development. As such, development of the Remarkables Park Zone strongly recognises and embraces the presence of the Kawarau River.</p>
Key known resource management issues (these can come from the ODP provisions, monitoring, etc)
<p>For Frankton Flats Zone.</p> <ul style="list-style-type: none"> i. Urban Growth and Sustainability - The location and flat topography of the zone provide an ideal opportunity to accommodate urban growth ii. Landscape and Visual Amenity - The interface of development with the State Highway corridor is important and control is needed over the design of buildings, fencing and landscape treatment, signage, carparking etc. There are Significant views from the State Highway across the Zone towards the face of The Remarkables which need to be maintained while also allowing for development to occur. iii. Integration within the Zone and with other Zone – The mix of activities within the zone, and the location close to other zones and activities, provide the opportunity to integrate a range of activities. This provides opportunity for people to live and work, go to school and recreate within the zone. The importance for providing a network of

roads and walking/cycling linkages to enable integration between the different parts of the zone.

- iv. **High Quality Urban Design** - create a liveable community characterised by high quality urban design. It is intended that compatible activities are co-located and that incompatible activities are adequately separated and buffered from each other.
- v. **Infrastructure** - Location of these is located adjacent to key regional transport infrastructure – the airport and State Highway 6. Any development within this area needs to recognise the importance of protecting the functions of this infrastructure into the future while allowing the development of the areas as a mixed use zone.

For Remarkables Park Zone.

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

Opportunities / Constraints

Opportunities

- Views of The Remarkables, Coronet Peak and other local hills and mountains.
- Views of, access to and general proximity to the Kawarau and Shotover Rivers.
- Flat topography, good accessibility to public transport and active modes provides opportunity for greater densities, involving a mix of activities.

Constraints

- The proximity of and ongoing operational viability of the airport and associated air noise boundaries.
- Potential for activities to be incompatible with each other.
- Limited access from State Highway 6
- Proximity to the Glenda Drive Industrial Zone.
- The location of the Zone in the foreground of iconic views of outstanding natural landscapes.

Any key Spatial Plan implementation considerations

The **Queenstown Lakes Grow well Whaiora Spatial Plan** identifies Te Kirikiri as a Metropolitan Centre that offers a mix of high-density living options and the main centre for commercial activities and services for the wider region. Frankton is of strategic importance to achieving the consolidated approach to growth. This is due to its significant development potential and access from the frequent public transport network.

To increase housing supply and affordability within the District for the area located within the UGB. This is also in accordance with Policy 5 of NPSUD requirements for intensification.

The **Frankton Masterplan** identifies Five Mile Corridor and Remarkables Park as two of six distinct precincts with a corresponding description and key characteristics. The plan also identifies what actions and interventions might help them most effectively contribute to the long term future of Frankton.

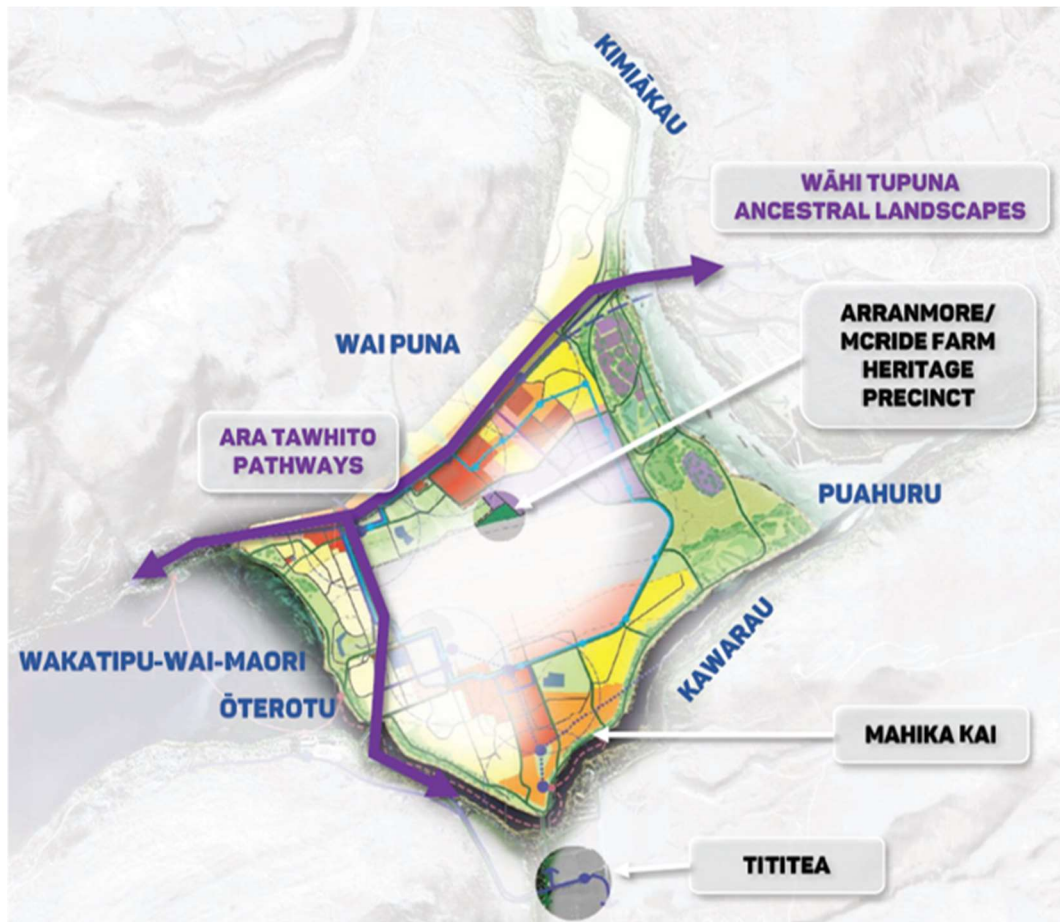
Any notable overlays sites and areas of significance to iwi – i.e. heritage, protected trees, Wāhi Tūpuna, Landscapes (ONF/L)

Heritage:

There are no heritage sites identified within District Plan within the zones, but there are XX in close proximity:

- ~ McBrides Farm Buildings (Including Original Smithy and Dairy).; Grant Road, Frankton Flats
- ~ 1940 Centennial Gates, Queenstown Airport
- ~ Old Frankton Racecourse Stand (Mount Cook Hangar)

Snippet below is from Te Kirikiri/Frankton Masterplan



Any significant cultural/heritage impact assessments?

Yes.

Cultural Values report dated 17th August 2006 prepared by the KTKO Ltd.

Iwi values:

The central Otago lakes area of Queenstown, Wanaka and Hāwea (West Coast) and Te Koroka (Dart River) to gather pounamu. The Central Otago lakes district was typical of the whole of interior of Te Wai Pounamu in the sense that it had some permanent settlements, but the area was largely used as a seasonal resource for highly mobile coastal communities.

Eel (tuna) and Koaro would have been present in the Kawarau and Shotover Rivers and their main tributaries and would have most likely been a relied-on staple when travelling through the area.

Pre-European village –pa was located near and confluence of the Shotover and Kawarau rivers.

Believed that it was a major hub for Maori travelling through Central Otago, staging through expeditions.

Recommendations

See:

https://www.qldc.govt.nz/media/bpddm4bp/pc19_appendix_6_iwi_consultation_report.pdf

