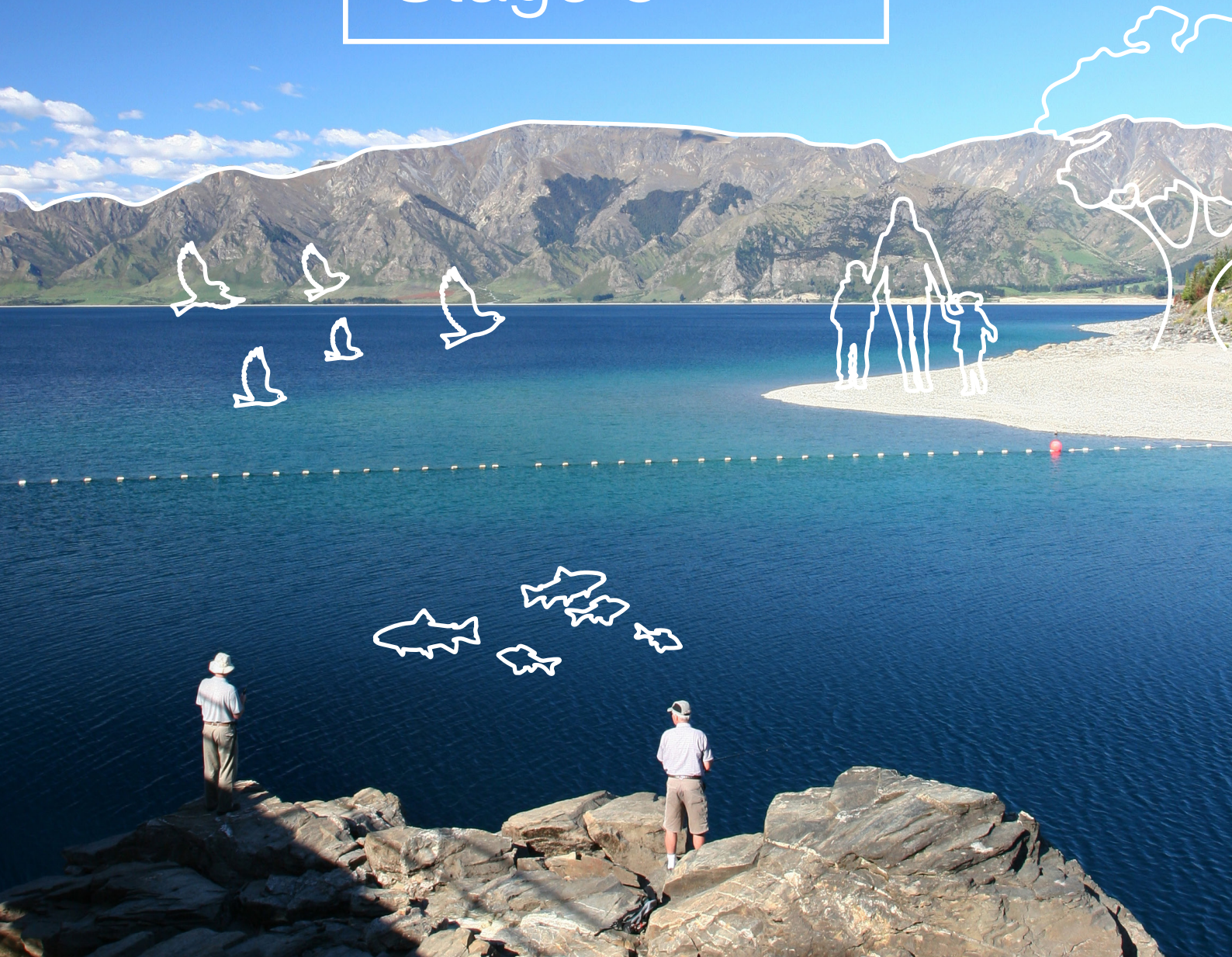


A SNAPSHOT

Proposed District Plan Stage 3



Have your say by 18 November 2019.
Head to www.qldc.govt.nz/proposed-district-plan-stage-3.

 **QUEENSTOWN
LAKES DISTRICT
COUNCIL**

**LET'S
TALK**

This is a summary of the key changes being proposed in this part of the Proposed District Plan (Stage 3).

INTRODUCTION

The District Plan guides land users and Council staff for how land can be used - what can be developed and where. We are now at the third stage of the review of our District Plan. As part of this several topics have been assessed and changes are being proposed in order to ensure our district can adapt and grow with changing needs, while protecting what makes this a special place to live. The topics covered include:

General Industrial Zone

Townships (Settlement Zone)

Three Parks

100 Ballantyne Road, Wānaka – Active Sport and Recreation Zone

Wāhi Tūpuna (Sites of Significance to Iwi)

Design Guidelines for Residential Zones and the Business Mixed Use Zone

Originally, we had planned to include Affordable Housing, Rural Visitor Zone, and also Brewery Creek and Reavers Lane Natural Hazards in this review stage. However additional research is still underway and they are likely to be notified later in 2020.

HOW TO GET INVOLVED

Read all the details and have your say today! Everything you need to make an informed submission can be found at www.qldc.govt.nz/proposed-district-plan-stage-3. **Submissions close on 18 November 2019.**

WANT MORE DETAIL?

This is a summary of some of the key changes being proposed. There may be others not summarised here that affect you. If you'd like more detail go to www.qldc.govt.nz/proposed-district-plan-stage-3

Other ways to find out more:

TALK TO US!

A duty policy planner will be available to talk on the phone or in person during normal office hours. Please phone **03 441 0499** (Queenstown) or **03 443 0024** (Wānaka).

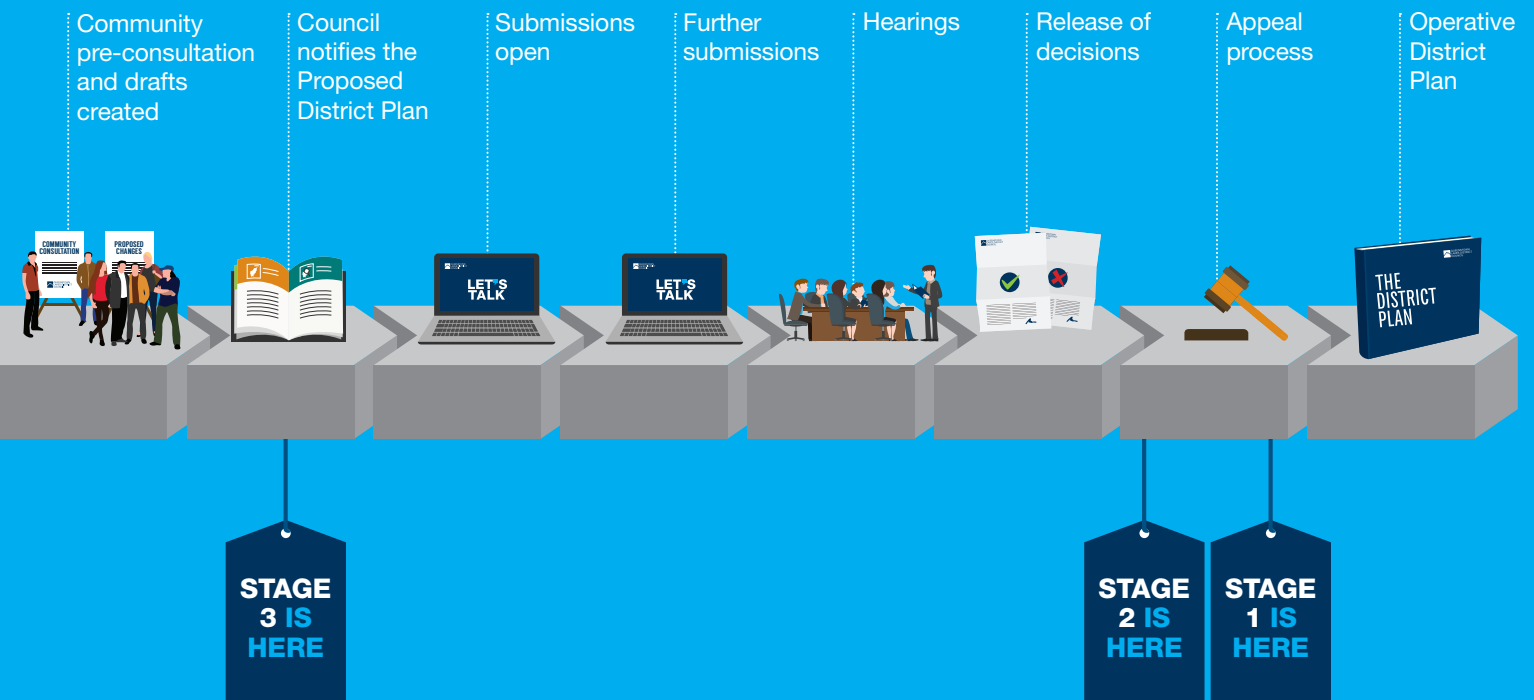
SEND US AN EMAIL

Put your questions into an email and send it to pdpsubmissions@qldc.govt.nz. We'll get back to you as soon as we can.

GETTING LOST IN THE JARGON

Planning speak can get pretty technical. We've tried to keep things simple, but if there are any terms you don't understand, head to www.qldc.govt.nz/proposed-district-plan-stage-3 for a plain English glossary or get in touch.

The process so far



KNOWING YOUR ODP FROM THE PDP

A review of the content of a District Plan must begin within ten years of it being made operative. It can be a lengthy process so to ensure we can complete the review while allowing development to continue, we have split the district plan into two volumes. These are:

VOLUME A: This is the Proposed District Plan which includes stages 1, 2 and 3.

VOLUME B: This is largely the Operative District Plan but also includes areas of land that have either been specifically excluded from the review or haven't been reviewed yet.

This means Volume B is getting smaller every week but in the meantime, and depending on where and what the development is, plan users and Council planners will refer to both volumes until the new, complete Plan is fully operative.

HOW THE DISTRICT PLAN FITS IN THE BIGGER PICTURE

The District Plan is essentially the rule book and set of objectives that guide land use and development in the district over the next ten years, while retaining what's important to our community. For many of the topics addressed in this stage of the review, the conversation began in February 2019 with the *My Place* roadshow which visited most of the district's townships.

At a slightly higher level, a Spatial Plan is also being prepared that looks at the growth in our townships, infrastructure and community facilities in the next 30 years and beyond. When this is finalised, it will help inform future changes to the District Plan.

The Spatial Plan is something QLDC is delivering to lead the community conversation on growth and it is also a requirement from Central Government for us to plan for future growth as a High-Growth Council. QLDC will be engaging with the community on the Spatial Plan between Spring 2019 and Autumn 2020.



100 Ballantyne Road, Wānaka – Active Sport and Recreation Zone

As Wānaka grows, so too does the demand for sports fields and recreation areas. Previously used for oxidation ponds, this 20ha site is undeveloped land in a prime location for community use. This review aims to rezone 100 Ballantyne Road to an Active Sports and Recreation Zone.

Key aspects of this zone change:

- > It will enable the site to be used for organised sports, events and community activities requiring larger reserves. This includes associated facilities and structures, such as club rooms, toilets and changing facilities.
- > The site would not be able to be used for business or industrial development. Although land for industrial development and business mixed use development in this part of Wānaka has a range of benefits, there are other sites in the area which can also provide for these land uses.
- > The guidelines and rules outlined in Chapter 38 Open Space and Recreation would apply to the site (this Chapter formed part of Stage 2 of the District Plan review).

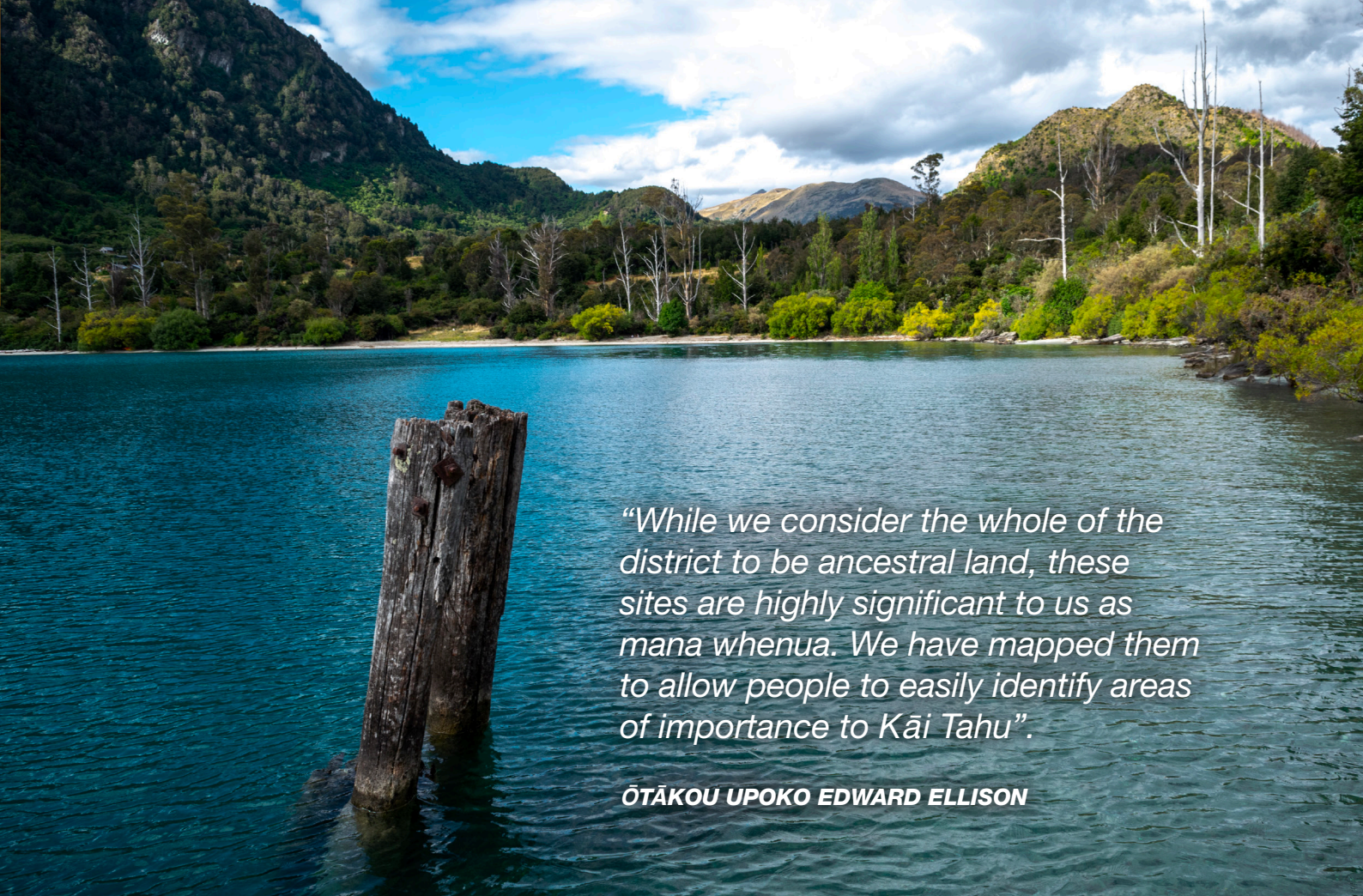


General Industrial Zone

Industrial and service activities play an important and growing role in our district's economy. The aim of the General Industrial Zone chapter is to ensure these activities have locations in our urban environments to establish, operate and flourish to provide for a diverse economy with a range of skilled jobs.

Key changes proposed:

- > A range of business and industrial zones combined into a single General Industrial Zone intended to provide for industrial and service activities.
- > Office, retail commercial activities, and food and beverage activities that directly support the operation of an industrial or service activity are enabled - provided their floor area and function is ancillary to the industrial or service activity that the zone is intended for. Non-industrial activities like custodial residential units, residential activities, and visitor accommodation activities are excluded from the General Industrial Zone to ensure these areas remain useable for industrial purposes.
- > A range of building sizes are catered for via more flexibility on building setbacks and height limits. However, additional limits will apply where sites adjoin residential zoned land.



“While we consider the whole of the district to be ancestral land, these sites are highly significant to us as mana whenua. We have mapped them to allow people to easily identify areas of importance to Kāi Tahu”.

ŌTĀKOU UPOKO EDWARD ELLISON



Wāhi Tūpuna (Sites of Significance to Iwi)

Wāhi Tūpuna are landscapes and places that embody the relationship of mana whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred places), and other taonga (socially or culturally valuable objects, resources or ideas). This is a new chapter that will apply across the district. It identifies these areas on maps to help ensure that cultural values are recognised and considered appropriately as part of any consent process.

Key aspects include:

- > Wāhi Tūpuna areas will be included in District Plan maps and a set of values and recognised threats for each area will be listed as part of the chapter. Values include traditional settlements, pā sites, and mahika kai (food gathering sites). Threats include activities affecting water quality, earthworks, and exotic species including wilding pines.
- > Early consultation with iwi is encouraged ahead of any development that will take place in or near a recognised Wāhi Tūpuna threat. In some instances, assessment of impacts on cultural values will form part of resource consent requirements.
- > Some variations are needed to existing rules in the Proposed District Plan. For instance, existing earthworks provisions, historic heritage provisions, making cemeteries and crematoria prohibited in Town Centres and Local Shopping Centres.



Townships (Settlement Zone)

Our smaller townships play a key role in what makes our district so special. This chapter aims to retain their unique characteristics while also ensuring these townships will be able to adapt and flourish as communities evolve.

Key changes proposed for Hāwea and Albert Town:

- > Re-zoning Hāwea township and Albert Town to Lower Density Suburban Residential Zone to allow these settlements to continue to evolve, reflecting the fact that these areas no longer function as remote rural enclaves and are intended to grow with the provision of reticulated wastewater infrastructure. This change will provide options for additional density by allowing one or two storey detached dwellings, a residential flat with each dwelling, and subdivision creating sites as small as 450m².
- > It is proposed that the Urban Growth Boundaries introduced in Stage 1 of the District Plan Review are retained in their current locations.

Key changes proposed for Luggate, Makarora, Glenorchy, Kinloch and Kingston¹:

- > Renaming the Townships Zone to *Settlement Zone* to align it with the standardised term used in National Planning Standards.
- > Easing restrictions on residential flats so they are a restricted discretionary activity.
- > Revising height recession planes replacing the current 25° recession plane that applies when a boundary setback is breached.
- > Requiring restricted discretionary activity consent for buildings in mapped Commercial Precincts and Visitor Accommodation Sub-zones to retain discretion over the design, scale and appearance of buildings, signage, lighting and landscaping.
- > Requiring restricted discretionary activity consent for visitor accommodation (including buildings).
- > Placing limits on the floor area of individual retail and office activities in Commercial Precincts to encourage boutique-scale commercial activities rather than large-format activities. Retail activities will be limited to 200 m² gross floor area, and individual office activities limited to 100 m² gross floor area.
- > Enabling an additional 1.5 m building height in Commercial Precincts, subject to compliance with height recession planes at all boundaries, excluding the road boundary. This will not apply to the Cardrona Commercial Precinct where a 12m height limit is proposed.

¹ Cardrona will also be re-zoned from Rural Visitor Zone to a Settlement Zone. This will be covered in more detail in the review of the Rural Visitor Zone due to be notified later in 2020.



Three Parks

Three Parks is a 100ha development in Wānaka that will provide for a range of activities including commercial, residential, visitor accommodation, community and recreation activities within Wānaka. A commercial core will include an area for large format retail and extensive areas provide for residential growth. Three Parks will be attractive to a range of different forms of development while maintaining the emphasis on good urban design in the previous Three Parks Special Zone.

Key changes proposed:

- > Replacing the various activity areas of the current Three Parks Special Zone with Proposed District Plan zones including Medium Density Residential, Lower Density Suburban Residential, High Density Residential, and Business Mixed Use Zone to simplify the planning framework for the use and development of land within Three Parks.
- > Introducing a new Three Parks Commercial Zone which will apply to land currently earmarked for large format retail activities.
- > Applying a structure plan to support a cohesive overall urban design and street layout and the provision of key connections.
- > Applying the Business Mixed Use Zone along the intended main street and the General Industrial zone which, along with the Three Parks Commercial Zone, will provide for a range different commercial development opportunities within specific areas of Three Parks.
- > Continuing to require the provision of quality public spaces and active transport networks within Three Parks.



Design Guides for Residential Zones and Business Mixed Use Zones

New design guides are proposed for residential zones and the Business Mixed Use Zone and have been developed to assist developers, plan users and Council planners in ensuring good design and amenity for developments at a range of different densities.

Key aspects of the Residential Zone Design Guide:

- > Providing a practical implementation framework to support existing rules in the plan relating to design across a broad range of design issues.
- > Creating an additional policy for Chapters 7, 8 & 9 of the Proposed District Plan which reads: “encourage buildings and development to be consistent with the design outcomes sought be the Residential Design Guide 2019”.
- > Encouraging consistency with the Residential Zone Design Guide 2019 where a development either infringes a development control, requires a resource consent, and/or is a restricted discretionary activity.

Key aspects of the Business Mixed Use Zone Design Guide:

- > Incorporating the design guide by reference within the Business Mixed Use Zone and Signs chapter.
- > Promoting good design practices to achieve consistent, high quality, high amenity developments within the Business Mixed Use Zone.
- > Providing greater clarity and consistency if a development either infringes a development control, requires a resource consent, and/or is a restricted discretionary activity.

Variations to the Proposed District Plan

Variations are changes to parts of the Proposed District Plan that are not yet operative. This happens when changes need to be made to original proposals to ensure they remain current and suitable.

The variations that are being proposed in this stage of the District Plan review relate to the following topics and affect the following zones and PDP Chapters:

- > Amending the Energy & Utility Chapter (Chapter 30) to provide for utilities, address the relationship between utilities and other chapters in the PDP, and to provide for works associated with natural hazard mitigation.
- > Amending existing rules in the Rural Zone, Rural Residential and Rural Lifestyle Zones, Wakatipu Basin and Open Space and Recreation Zones (Chapters 21, 22, 24 and 38) to make the standards for water storage for firefighting more consistent and to allow for smaller tanks where sprinklers are installed.
- > Adding a variation to Historic Heritage (Chapter 26) to add Chalmers Cottage in Wānaka to the listed heritage features in the District Plan.
- > Updating the rules in chapters 7-9 and 13-16 relating to glare and lighting making infringements restricted discretionary activities rather than non-complying.
- > Amending the planning map at Frankton Road so that the area specified on the planning maps on the south side of Frankton Road is subject to a height limit based on the nearest point of the eastern boundary of Lot 1 DP 12665.
- > Applying the definition of Residential Flat in Chapter 2 to the Wakatipu Basin Rural Amenity Zone.
- > Applying amended permitted activity standards for waste and recycling storage in the Low, Medium, and High Density Residential Zones (Chapters 7-9) to align with the changes to QLDC's wheelie bin services.
- > Clarifying the rules in the Queenstown Town Centre Waterfront Sub-zone, Openspace and Recreation Zone, Wānaka Town Centre, and Arrowtown Town Centre, relating to outdoor dining and the land and water interface
- > Removing or updating public access and servicing provisions in Subdivision and Development (Chapter 27) which are no longer applicable for location-specific objectives and policies in Peninsula Bay, Kirimoko and Wyuna, Millbrook Resort Zone (Chapter 43). Including matters of discretion for assessing buildings within setbacks which address amenity values, building design, landscaping and privacy effects.
- > Changes are also proposed to planning maps for Wānaka Central, Queenstown Hill Gorge Road, Queenstown Central, Frankton Road, Arthurs Point in order to fix anomalies and update zoning of certain sites to match neighbouring parcels of land. This is covered in more detail on the QLDC website.

READ MORE about all the proposals at www.qldc.govt.nz/proposed-district-plan-stage-3 or **DROP IN** to your nearest Council office to view a hard copy. You can also view the materials online free of charge at Council offices and libraries.