

Draft Queenstown Lakes Spatial Plan Summary

For community consultation

Have your say at
letstalk.qldc.govt.nz
by 19 April 2021

Let's talk about the draft Spatial Plan

This draft Spatial Plan has been informed by many conversations with the community between 2018 and 2020.

The Vision Beyond 2050, My Place sessions, community and stakeholder workshops have provided valuable input about people's aspirations for the future, and what matters most about the places we live, work, play and invest in.

We now invite you to read through the summary we're providing here, view the complete plan online, and share your views on whether you think the draft Spatial Plan will support our district to 'Grow Well'. If you prefer, you can read a copy of the draft Spatial Plan at Council offices in Queenstown and Wānaka or one of the Queenstown Lakes District libraries.

HERE'S HOW TO GET INVOLVED:

- > Visit letstalk.qldc.govt.nz/spatial-plan and complete the online form
- > Email us at letstalk.qldc.govt.nz
- > Give us a call with your feedback 03 441 0499 (Queenstown) or 03 443 0024 (Wānaka)
- > Submissions close on 19 April 2021

The Queenstown Lakes Partnership

Places succeed and perform best when central and local governments work together with iwi, business, industry and residents to deliver a shared vision for their community. The Whaiora Grow Well Partnership is a new Urban Growth Partnership between Central Government, Kāi Tahu, and the Queenstown Lakes District Council. The partnership has worked closely together to develop the draft Spatial Plan. Once it is finalised, the partnership will continue to work together to deliver the priority initiatives identified in the plan.

WONDERING ABOUT THE DIALECT?

The southern Ngāi Tahu dialect replaces 'ng' with 'k'. For example, 'Ngāi Tahu' is written and pronounced 'Kāi Tahu'. The 'k' is generally used throughout the draft Spatial Plan.

For more on the consultation process and the full Spatial Plan head to letstalk.qldc.govt.nz/spatial-plan

What is a Spatial Plan?

The Queenstown Lakes Spatial Plan sets a vision and framework for how and where our district will grow in the future. It is based around the phrase 'Grow Well' or 'Whaiora' which translates to 'in the pursuit of wellness'. It will guide decisions and investment across local, regional and central government to ensure we're delivering the best possible future for our community and the generations that will follow us.

Creating a Spatial Plan involves considering where and how we live over a long-term period, in this case looking out to 2050. Spatial planning involves working with the community to identify:

- > Existing and future urban areas
- > Existing and future infrastructure needs
- > Priority areas for investment and action
- > Areas to protect and enhance
- > Areas subject to natural hazards
- > Other strategically significant priorities

Why do we need a Spatial Plan?

Over the past 30 years, the Queenstown Lakes has grown steadily from 15,000 residents to its current population of 42,000, alongside significant growth in visitors to the area. This growth has been driven by the attractive scenery and climate, clean environment, outdoor lifestyle, strong economic opportunities and improved national and international connectivity.

Prior to the COVID-19 global pandemic, the Queenstown Lakes District was experiencing the fastest rate of resident and visitor growth in Aotearoa New Zealand. While the pandemic has created uncertainty about the future, the underlying reasons people want to live or visit our special place remain. In the long term growth is expected to return. The number of residents, jobs and visitors will approximately double over the next 30 years requiring about 17,000 new homes in the area.

Our Spatial Plan includes the entire Queenstown Lakes District focusing on the urban areas.

Key Challenges and Opportunities

In order to Grow Well, the Spatial Plan seeks to address a number of challenges and opportunities currently facing our district. This includes:

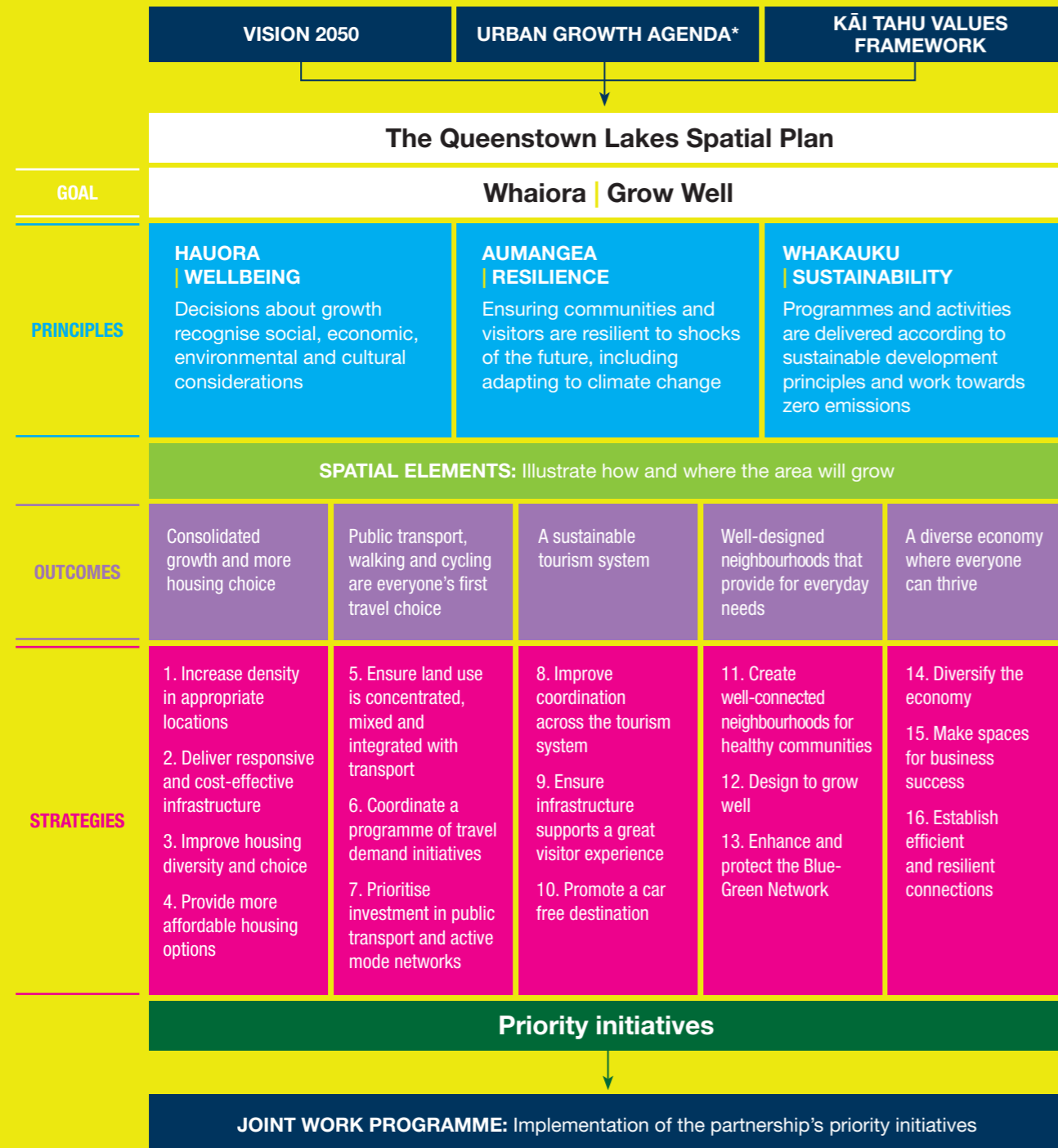
- > Pressure on the environment
- > Getting ahead of growth
- > Economic diversification
- > Affordable housing
- > Transport options
- > Changing climate
- > Community cohesion

Further details including the full Spatial Plan can be found at letstalk.qldc.govt.nz/spatial-plan

Or if you prefer, you can read a copy of the draft Spatial Plan at Council offices in Queenstown and Wānaka or one of the Queenstown Lakes District libraries.

The Spatial Plan

The Whaiora | Grow Well Partnership and Spatial Plan contributes towards delivering:



* Wondering what an Urban Growth Agenda is? Visit www.hud.govt.nz/urban-development/urban-growth-agenda/ for more details.

Spatial Elements

How and where the district can grow well.

A consolidated approach to growth

The Spatial Plan promotes a consolidated approach to accommodating future growth. This means most of the change needed to accommodate the additional houses, jobs and visitors expected over the next 30 years will occur within the Wakatipu and Upper Clutha areas, primarily by growing within and around the existing urban areas of Queenstown and Wānaka.

This approach builds on locations that are already fully or partially urbanised. It sets clear limits to outward urban growth, bound by natural features or areas subject to hazards.

Future growth will be focused in locations with good access to facilities, jobs and public transport. New housing in these locations will increasingly move towards medium and higher density, such as townhouses, terraced housing and apartments. This will provide for a greater variety of housing, including more affordable options. It will also match the forecast growth in smaller households.

The consolidated approach will support committed and future investment in improved public transport and active travel infrastructure. This will provide a far more sustainable transport system by reducing emissions, improving resilience and promoting safety and choice for all users.

Priority Development Areas

Delivering well-functioning, medium and higher density neighbourhoods requires effective coordination between government and private sector infrastructure providers and developers. The locations described below have been identified as priority development areas. They are strategically important for achieving the consolidated approach to growth and require working together to unlock their potential.

1. Town centre to Frankton Corridor
2. Five Mile Urban Corridor
3. Ladies Mile
4. Southern Transit Corridor
5. Hāwea
6. Wānaka Town Centre – Three Parks Corridor

Check out maps 9 and 10 in the draft Spatial Plan for more detail on the priority development areas. Head to letstalk.qldc.govt.nz/spatial-plan or get a copy from your nearest Council office or library.

Future Urban Areas

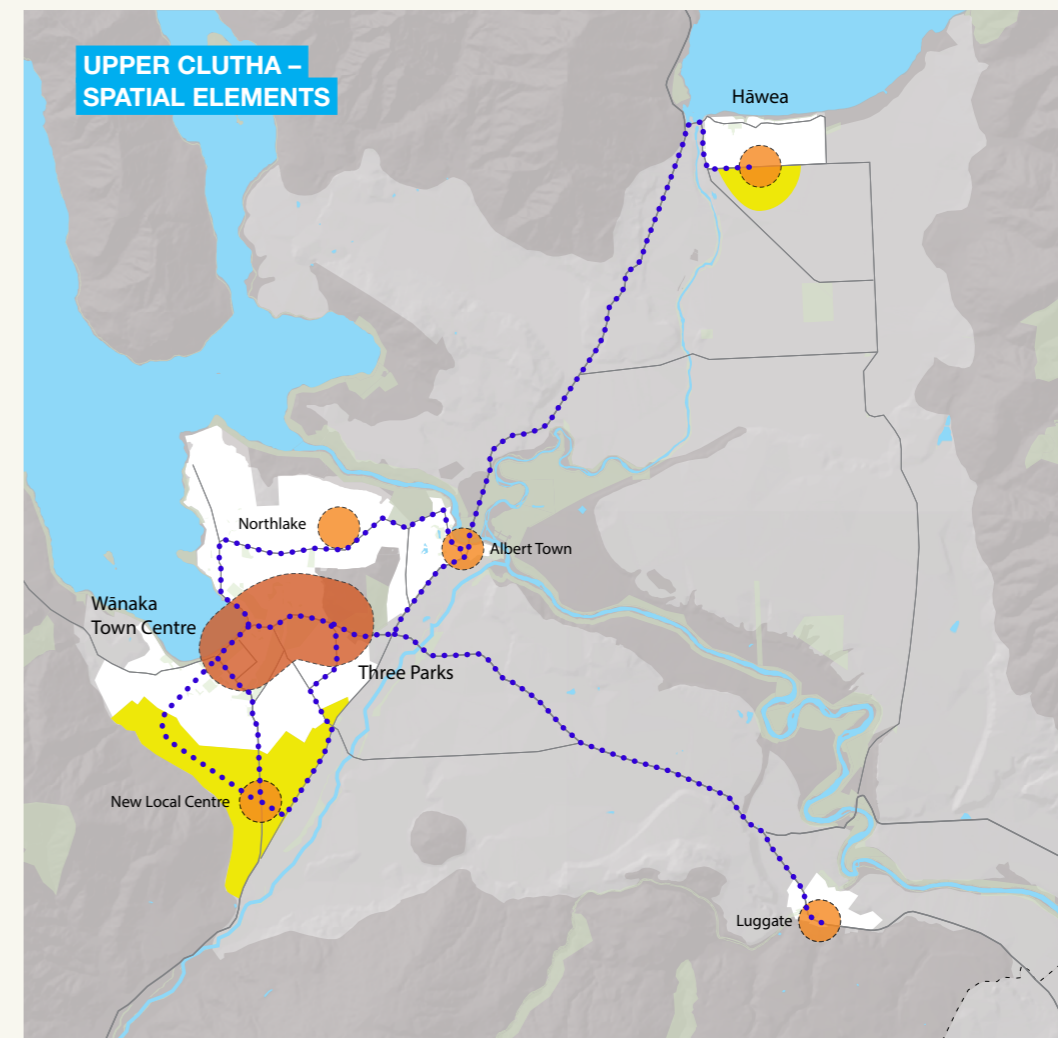
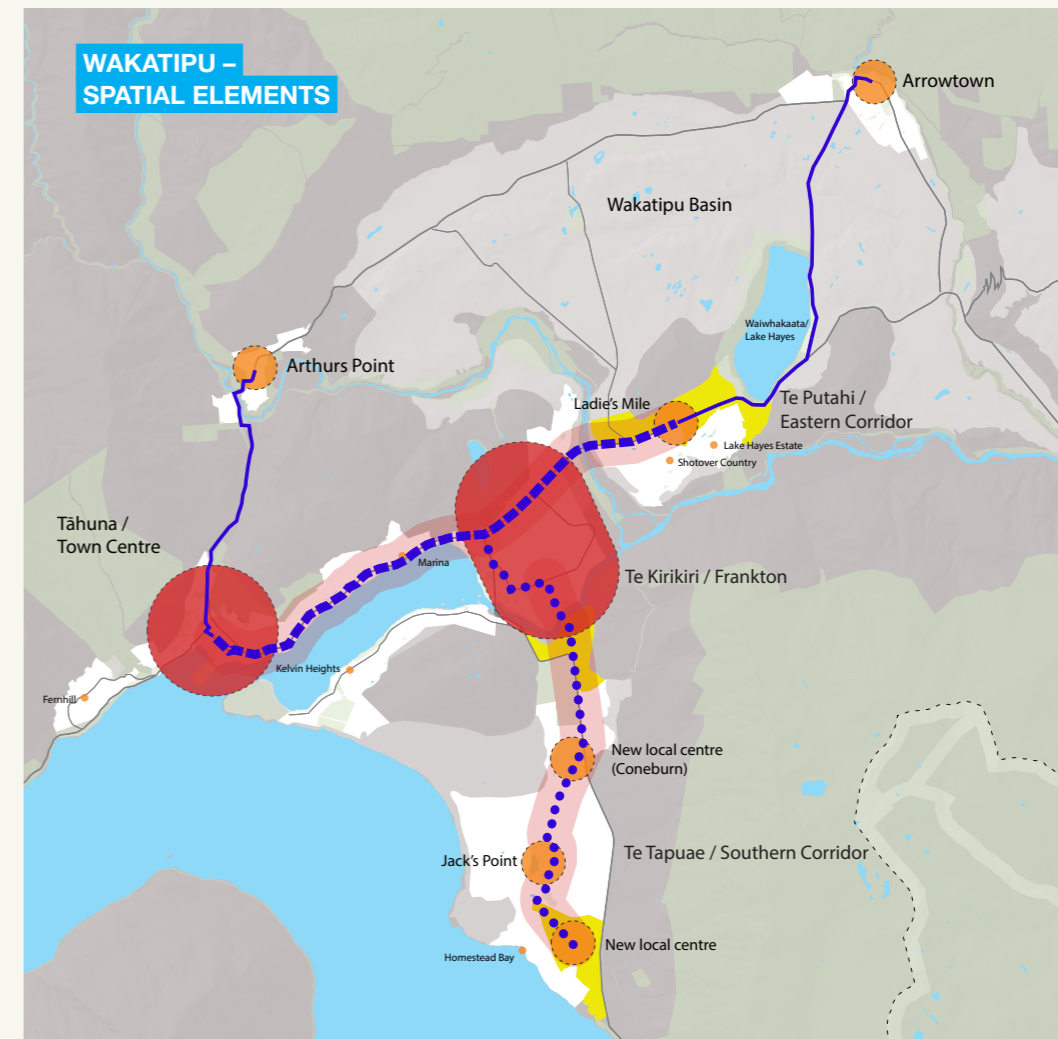
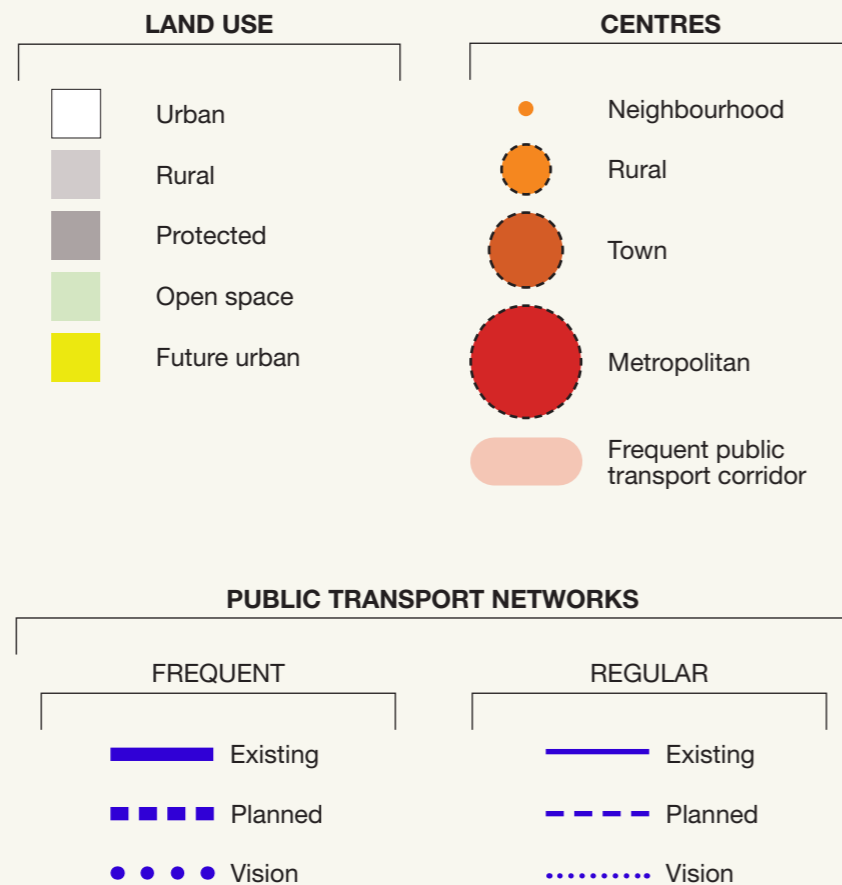
A limited amount of land is expected to change from rural to urban use over the next 30 years. These locations are identified as future urban areas on the following maps. This change will be phased with the delivery of enabling infrastructure to ensure the needs of the revised land use are well met.

As well as housing, the future urban areas will provide space for business activities and employment, new open spaces and community facilities. The suitability of these areas for urban development require more detailed investigation. This includes how they will be serviced by public transport, which is a prerequisite for any new significant area of urban growth.

Smaller Settlements

The smaller towns and settlements will accommodate a limited amount of the future growth through infill development and expansion within those areas already zoned for urban development. The growth enabled by the District Plan means some smaller settlements will change significantly over the next 30 years. These areas are identified on the graph on pages 8-9.

Spatial Elements Maps



Spatial Plan Capacity

The following graph shows the expected distribution of households and development capacity (number of dwellings) enabled by the Spatial Plan's consolidated approach to growth.

It shows that the main urban areas of Queenstown and Wānaka provide for approximately 80% of both the estimated growth in dwellings up to 2050 and the Spatial Plan capacity. The remaining 20% is distributed across the smaller settlements and rural areas of the district.

This work was informed by detailed analysis of protected areas and constraints that considered environment and cultural values, as well as hazards.

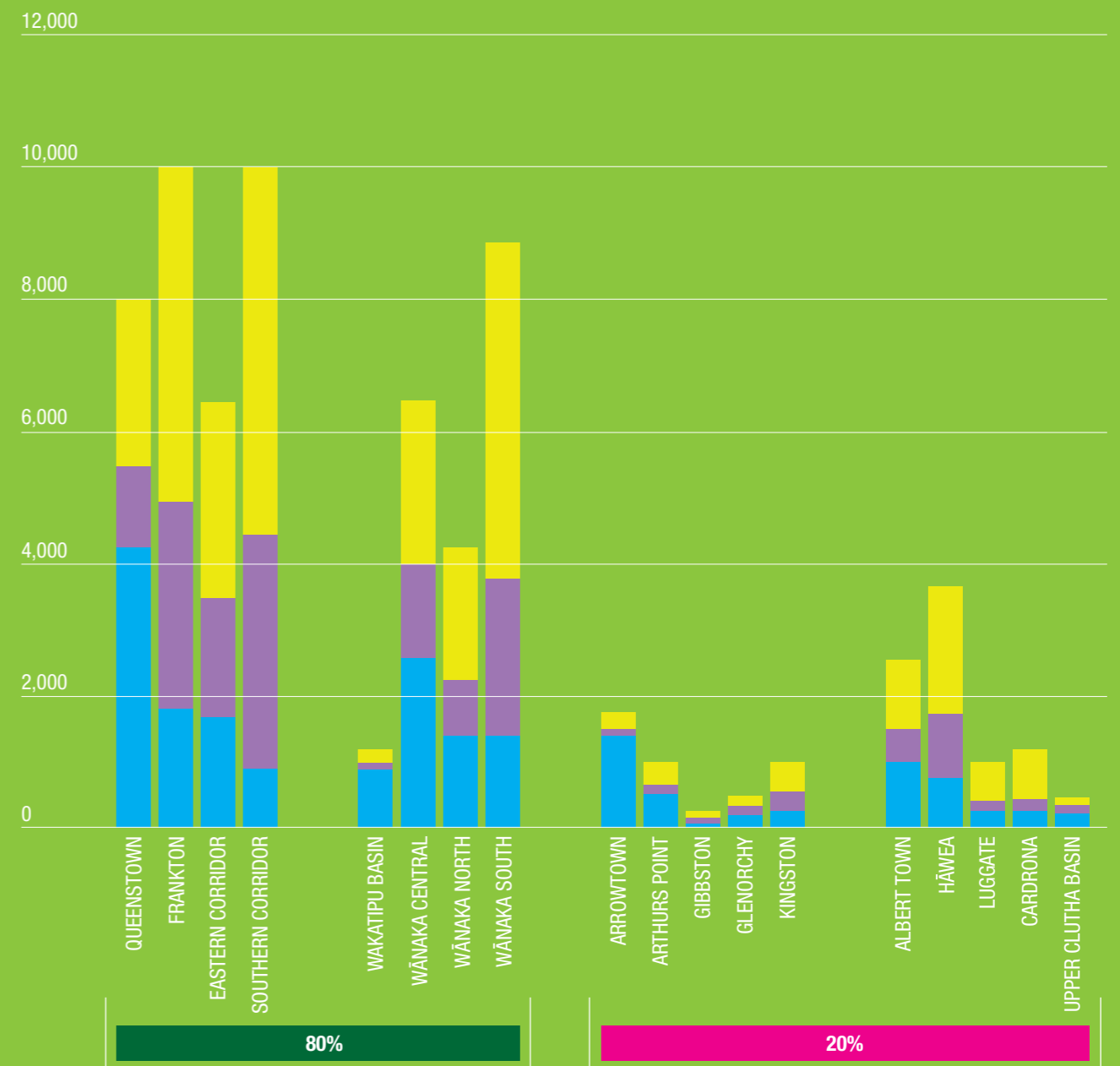


■ MAIN URBAN AREAS
■ SMALLER SETTLEMENTS AND RURAL AREAS

ESTIMATED HOUSEHOLDS AND SPATIAL PLAN CAPACITY 2020–2050

How to read the graph:

- 2020 DWELLINGS (IS THE CURRENT NUMBER OF DWELLINGS IN LOCATIONS ACROSS THE QUEENSTOWN LAKES 2050)
- 2050 FORECAST DWELLINGS (IS THE ESTIMATED GROWTH IN EACH LOCATION UP TO 2050)
- SPATIAL PLAN CAPACITY (IS THE THEORETICAL NUMBER OF DWELLINGS THAT COULD BE ACCOMMODATED IF THE AREA IS 'FULLY DEVELOPED' TO THE DENSITY AND EXTENT ENVISIONED BY THE SPATIAL PLAN)



Spatial Plan Outcomes

The Spatial Plan sets out five outcomes describing what the Spatial Plan aims to achieve, along with associated strategies outlining how the outcomes will be delivered. These are:

1

CONSOLIDATED GROWTH AND MORE HOUSING CHOICE

Increasing density in appropriate locations will help to improve housing diversity and choice. This will need to be supported by responsive and cost-effective infrastructure delivery, and a focus on providing more affordable housing options.

2

PUBLIC TRANSPORT, WALKING AND CYCLING ARE EVERYONE'S FIRST TRAVEL CHOICE

Development needs to occur where there is good access to public transport, walking and cycling networks, supported by initiatives that shift our reliance on cars to more sustainable transport options.

3

A SUSTAINABLE TOURISM SYSTEM

Better co-ordination of tourism is needed to ensure visitors tread lightly and are a welcome contributor to the social, economic, cultural and environmental story of the district.

4

WELL-DESIGNED NEIGHBOURHOODS THAT PROVIDE FOR EVERYDAY NEEDS

Ensuring a greater mix of uses in neighbourhoods will mean more everyday needs can be met locally, get people out of cars, and help to improve the health and well-being of communities.

5

A DIVERSE ECONOMY WHERE EVERYONE CAN THRIVE

Proactively diversifying the economy, supported by well-located space for business and resilient connections will make the district less vulnerable to external forces and events.

Delivering the Spatial Plan

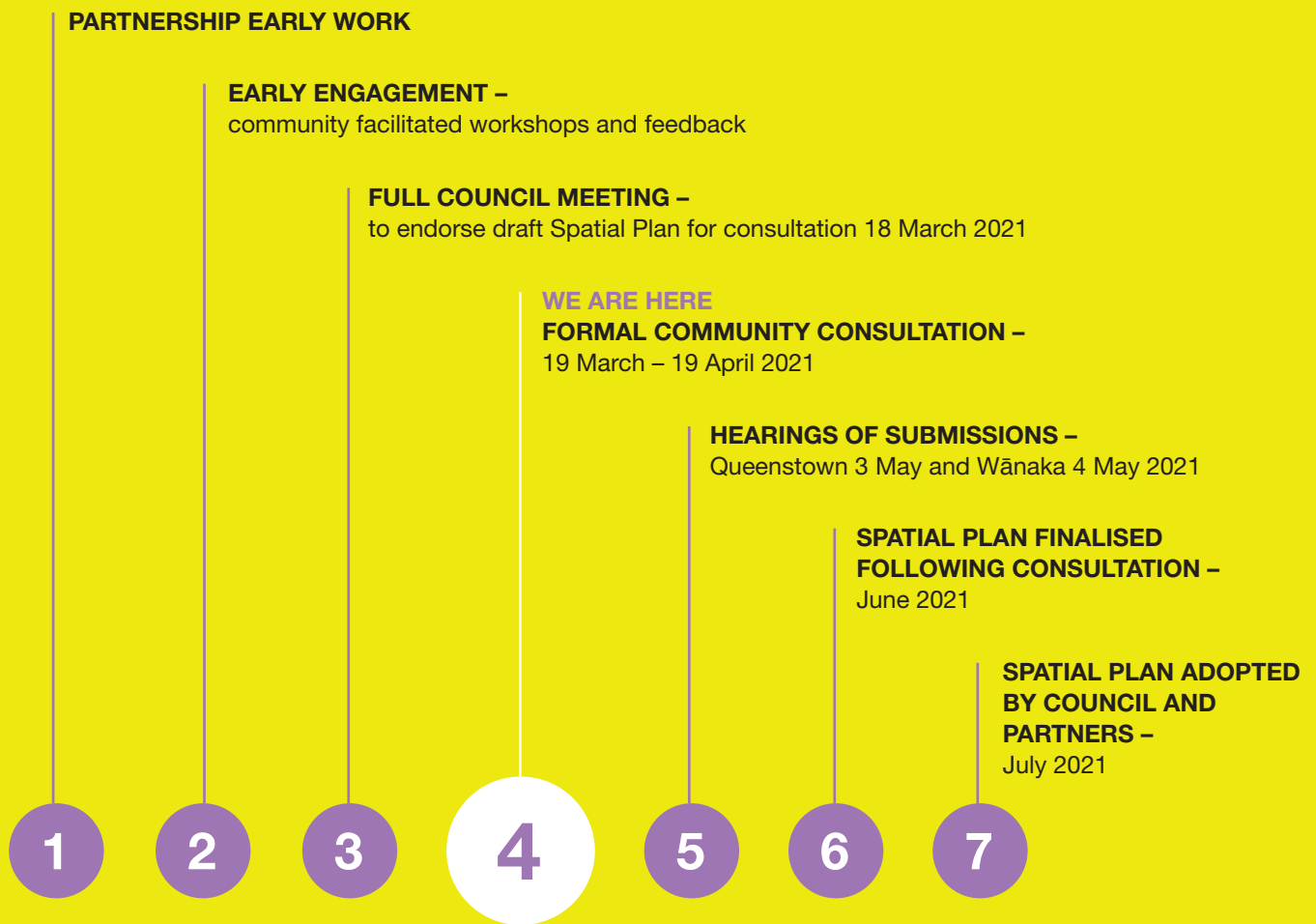
The Whaiora Grow Well Partnership will prepare a joint work programme to support the delivery and implementation of the plan.

This will initially focus on advancing the priority initiatives identified under each outcome. You can read these in Part Four of the draft Spatial Plan.

An annual monitoring report will track progress on the priority initiatives and how growth is occurring in relation to the Spatial Plan's strategic direction.

Following community consultation and adoption of the Spatial Plan in 2021, it will be reviewed and updated in 2024.

The process so far



For more on the consultation process and the full Spatial Plan head to letstalk.qldc.govt.nz/spatial-plan

Submissions close on 19 April 2021.