



Resource Management Act 1991

**Queenstown Lakes District Council**

**Proposed Plan Change 4  
North Three Parks**

4

**Plan Change to amend:**

**(A) Planning Maps by adding:**

- I. An additional area of land (North Three Parks) to be zoned as the Three Parks Zone on planning map 21.

**(B) Section 12 (Special Zones) by adding:**

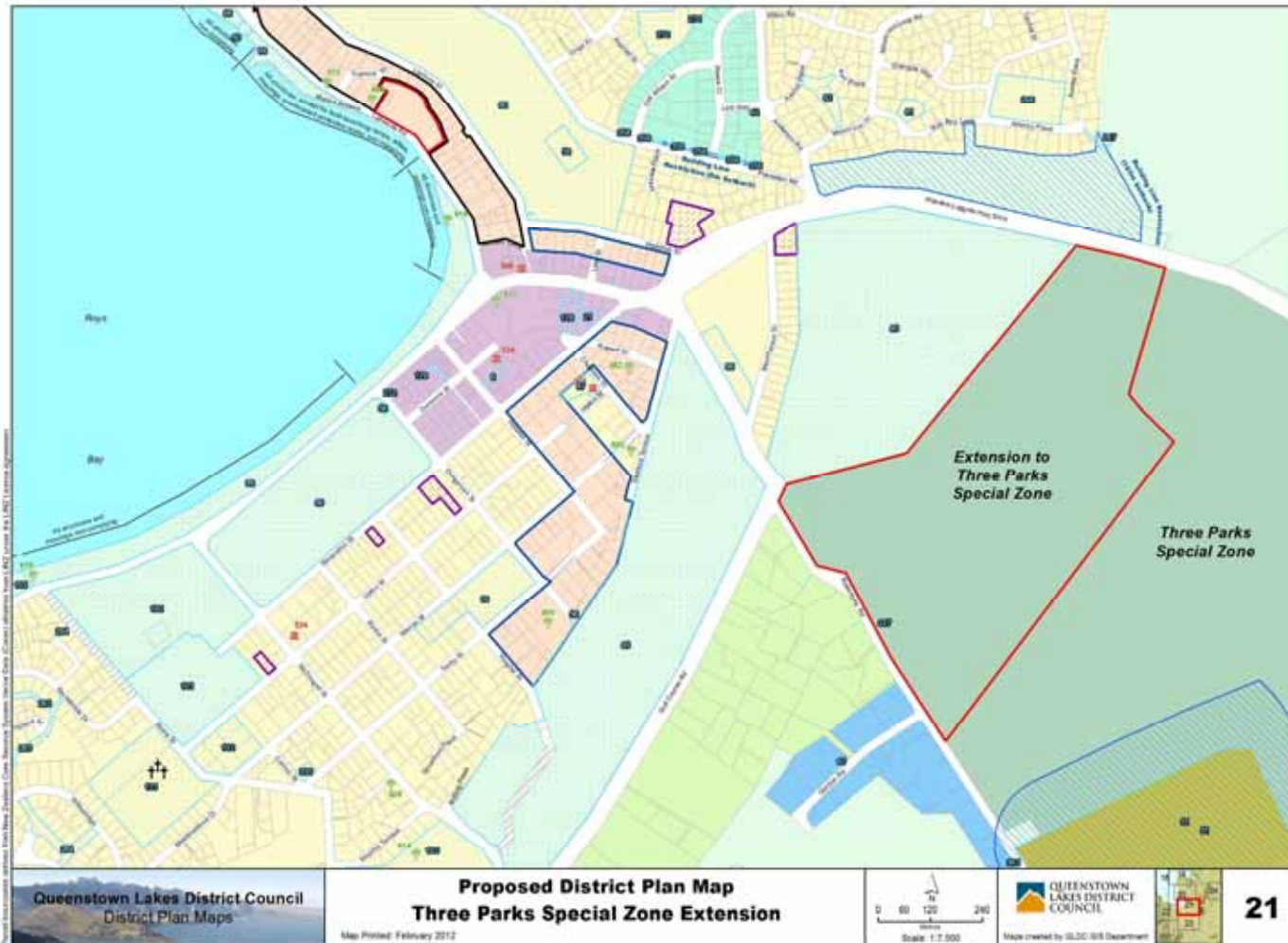
- I. An additional policy under Objective 2 to ensure a connection from the Three Parks commercial core to the hillock park and the linear park, adjacent to the golf course, through the creation of a green boulevard.
- II. An additional area of land (North Three Parks) to the Three Parks Zone by adding this area of land to Section 12.25.3 Three Parks Structure Plan, Indicative Staging Plan and Open Space Plan.
- III. A rule to require medium density residential development to setback from the boundary of the linear park, along the golf course in North Three Parks. This will ensure the principles in the Urban Design Framework are implemented.
- IV. A new assessment matter for Outline Development Plans and Comprehensive Development Plans in the Residential and Business sub zones that refers to the Urban Design Framework for North Three Parks.
- V. A new assessment matter to the existing assessment criteria for Outline Development Plans and Comprehensive Development Plans in the Residential and Business sub zones that outlines when collector roads can move up to 50m from their location on the Structure Plan. This assessment matter is specific to the North Three Parks area and relates to adequate sight lines for intersection safety.
- VI. A new assessment criterion for Outline Development Plans and Comprehensive Development Plans in the Residential and Business sub zones for the North Three Parks area that ensures that the intersection between the collector road and Ballantyne Road has adequate sight lines and is safe.
- VII. Another diagram showing another option for an acceptable relationship between residential land use and open space where medium density residential abuts the linear park along the golf course as shown in the North Three Parks Urban Design Framework.
- VIII. An additional assessment matter for the North Three Parks area for residential development in the medium density residential subzone to ensure that the development has a positive relationship with adjoining open space.
- IX. An additional assessment matter for non-compliance with the internal set back performance standards in the North Three Parks area adjacent to the linear park. This will ensure that development has adequate private outdoor living space and protects privacy whilst maximising passive surveillance of adjoining open space.

**(B) Section D – Definitions by adding:**

- I. A definition of the North Three Parks area

1. Add to planning map 21

Zone an additional area of land (North Three Parks) as the Three Parks Zone.

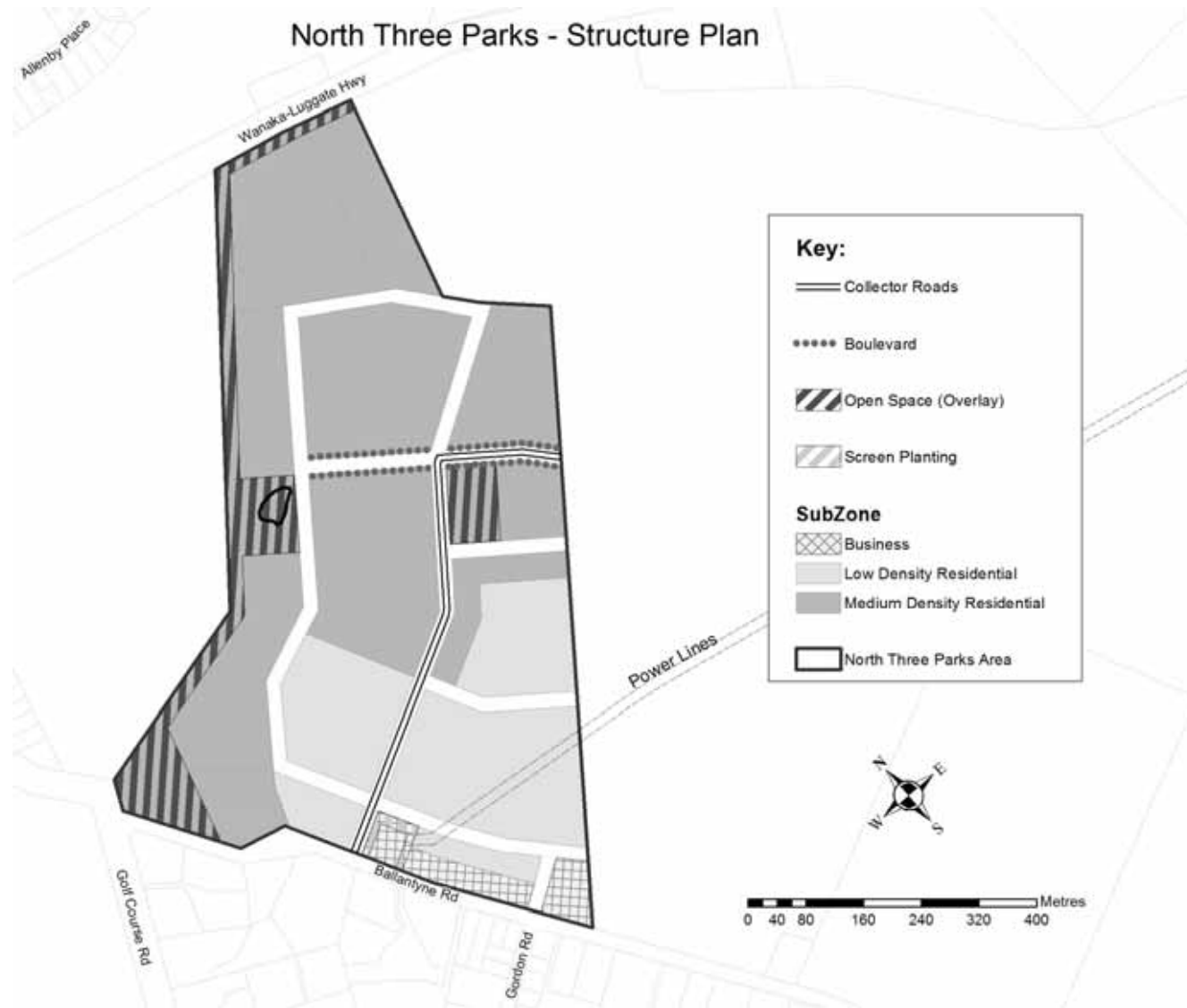


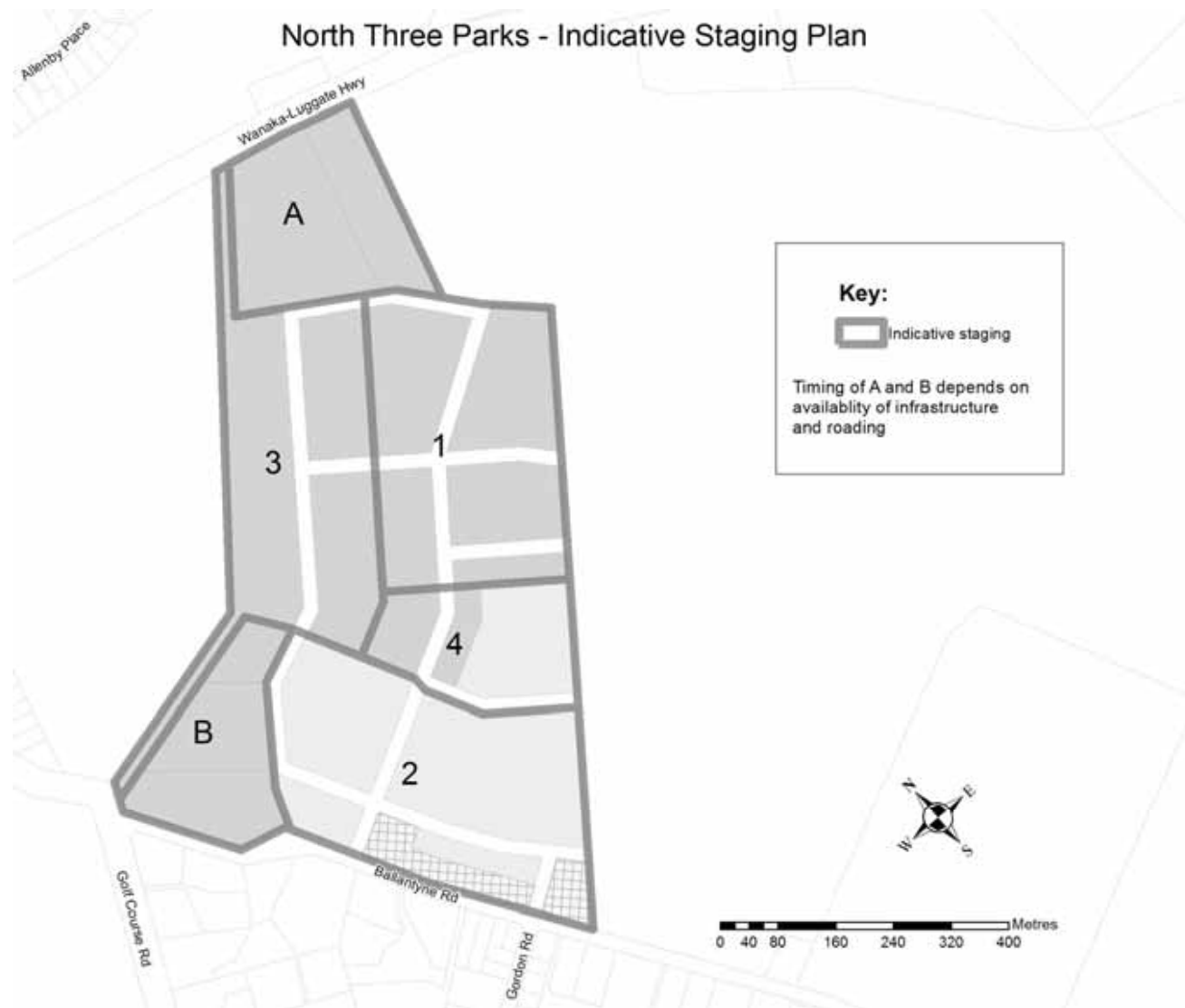
**2. Add to Section 12.25 The Three Parks Special Zone**

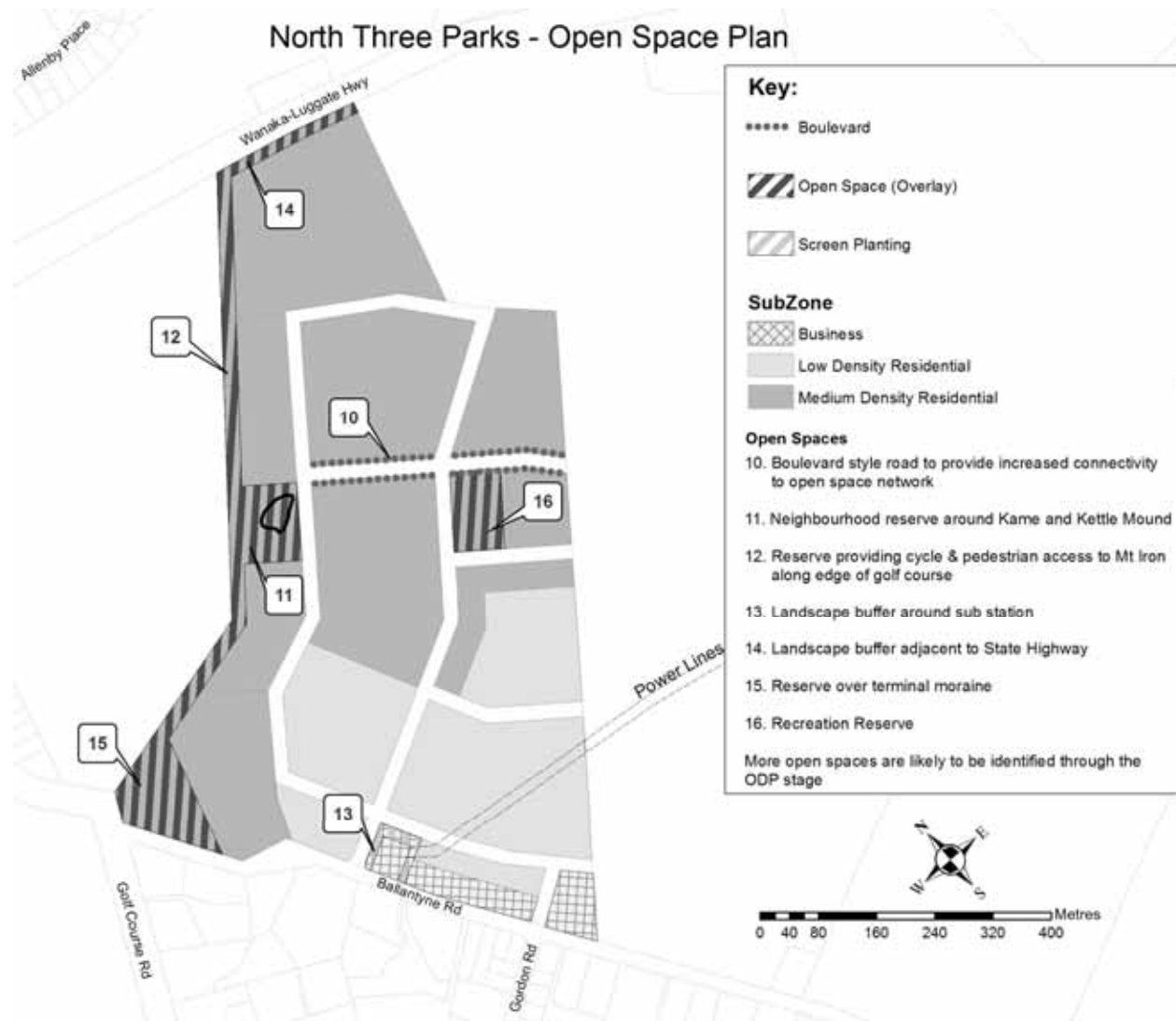
- (a) An additional policy under Objective 2 to ensure a connection from the Three Parks commercial core to the hillock park and the linear park, adjacent to the golf course, through the creation of a green boulevard as follows:

2.7 To ensure a connection from the Three Parks commercial core to the kame and kettle mound and the linear park, adjacent to the golf course, through the creation of a green boulevard.

- (b) An additional area of land (North Three Parks) to the Three Parks Zone by adding this area of land to Section 12.25.3 Three Parks Structure Plan, Indicative Staging Plan and Open Space Plan as follows:







- (c) A rule to require medium density residential development to setback from the boundary of the linear park, along the golf course in North Three Parks to ensure the principles in the Urban Design Framework are implemented as follows:

Ref	Standard – Three Parks Low Density Residential, Medium Density Residential and Medium Density Residential (mixed use) Subzones	Resource consent status if standard not met – All residential subzones , including deferred mixed use		
		LDR	MDR	Deferred MDR (mixed use)
<u>5</u>	<u>v Buildings on properties abutting the linear reserve along the golf course in North Three Parks shall be set back a minimum of 10m from the internal boundary abutting with the linear reserve. (See diagram titled Indicative layout for residential land use abutting the linear park by the golf course in the North Three Parks area on page 12-207).</u>	<u>N/A</u>	<u>RDIS</u>	<u>N/A</u>

- (d) A new assessment matter for Outline Development Plans and Comprehensive Development Plans in the Residential and Business sub zones that refers to the Urban Design Framework for North Three Parks as follows:

12.26.4.5(ii)(a) For North Three Parks area whether the development is in accordance with the principles in the Urban Design Framework North Three Parks, February 2012.

- (e) A new assessment matter to the existing assessment criteria for Outline Development Plans and Comprehensive Development Plans in the Residential and Business sub zones that outlines when collector roads can move up to 50m from their location on the Structure Plan. This assessment matter is specific to the North Three Parks area and relates to adequate sight lines for intersection safety as follows:

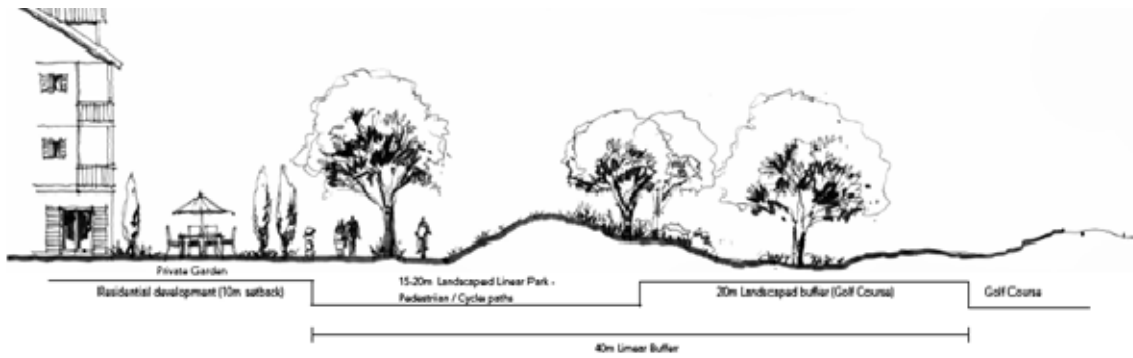
12.26.4.5(ii)(b)(iii) For the collector road in North Three Parks that joins with Ballantyne Road consideration of adequate sight lines for intersection safety.

- (f) A new assessment criterion for Outline Development Plans and Comprehensive Development Plans in the Residential and Business sub zones for the North Three Parks area that ensures that the intersection between the collector road and Ballantyne Road has adequate sight lines and is safe as follows:

12.26.4.5(ii)(c) For North Three Parks area whether the intersection between the collector road and Ballantyne Road has adequate sight lines and is safe.

- (g) Another diagram and heading showing another option for an acceptable relationship between residential land use and open space where medium density residential abuts the linear park along the golf course as shown in the North Three Parks Urban Design Framework as follows:

After 12.26.4.5(ii)(p)



Indicative layout for residential land use abutting the linear park by the golf course in the North Three Parks area.

Note: these diagrams are indicative of concepts only. There is no guarantee that the designs shown would prove appropriate to the applicant or satisfy all requirements to gain consent.

- (h) An additional assessment matter for the North Three Parks area for residential development in the MDR subzone to ensure that the development has a positive relationship with adjoining open space as follows:

12.26.4.5(viii)(c) In the North Three Parks area whether the development positively contributes to the streetscape and adjoining open space through the location and design of the built form, car parking, balconies, ground floor levels, access ways, the treatment of the public/ private interface, and landscaping. Also refer to those assessment matters listed in 12.26.4.7 (ii), entitled "Street scene and setbacks from roads".

- (i) An additional assessment matter for non-compliance with the internal set back performance standards in the North Three Parks area adjacent to the linear reserve. This will ensure that development has adequate private outdoor living space and protects privacy whilst maximising passive surveillance of adjoining open space as follows:

12.26.4.7(i)(c) In the North Three Parks area whether the development positively contributes to the streetscape and adjoining open space through the location and design of the built form, car parking, balconies, ground floor levels, access ways, the treatment of the public/ private interface, and landscaping. Also refer to those assessment matters listed in 12.26.4.7 (ii), entitled "Street scene and setbacks from roads".

### 3. Add to Section D – Definitions

- (a) A definition of the North Three Parks area as follows:

<b>NORTH THREE PARKS AREA</b>	<u>Means that area of land shown on the Three Parks Structure Plan as North Three Parks.</u>
-------------------------------	--