

APPENDIX A

QLDC PDP INDEPENDENT HEARINGS PANEL REZONING PRINCIPLES

Decisions on Stage 1 and 2 of the PDP have included the development of a suite of recommended rezoning principles and factors. These have guided decision making for rezoning of the PDP to date and are considered an appropriate consideration for any proposal for rezoning.

They principles are as follows¹:

- a. Whether the change implements the purpose of the PDP Strategic Direction, Urban Development and Landscape Chapters;
- b. The overall impact of the rezoning gives effect to the ORPS and the PRPS;
- c. Whether the objectives and policies of the proposed zone can be implemented on land;
- d. Economic costs and benefits are considered;
- e. Changes to the zone boundaries are consistent with the maps in the PDP that indicate additional overlays or constraints (e.g., Airport Obstacle Limitation Surfaces, SNA's, Building Restriction Areas, ONL/ONF);
- f. Changes should take into account the location and environmental features of the site (e.g., the existing and consented environment, existing buildings, significant features and infrastructure);
- g. Zone changes are not inconsistent with long term planning for the provision of infrastructure and its capacity;
- h. Zone changes take into account effects on the environment of providing infrastructure onsite;
- i. There is adequate separation between incompatible land uses;
- j. Rezoning in lieu of resource consent approvals, where a portion of the site has capacity to absorb development does not necessarily mean another zone is more appropriate; and
- k. Zoning is not determined by existing use rights, but these will be taken into account.

Other Factors:

Context of a site or geographic area.

Relevant local context factors include:

- a. The layout of streets and location of public open space and community facilities;
- b. Land with physical challenges such as steep topography, poor ground conditions, instability or natural hazards;
- c. Accessibility to centres and the multiple benefits of providing for intensification on locations with each access to centres; and
- d. The ability of the environment to absorb development.

¹ Para 134 Report 17.1 Report and Recommendations of Independent Commissioners Regarding Queenstown (other than Wakatipu Basin) Planning Maps