



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 for evolving community and land needs.

The variations that are being proposed in this stage of the District Plan review are to aspects of:

- > Definitions Chapter (Chapter 2)
- > Low, Medium, and High Density Residential Zones (Chapters 7-9)
- > Wānaka Town Centre, Arrowtown Town Centre, Local Shopping Centre, and Business Mixed Use (Chapters 13-16)
- > Rural Zone, Rural Residential and Rural Lifestyle Zones, Wakatipu Basin and Open Space and Recreation Zones (Chapters 21, 22, 24 and 38)
- > Historic Heritage (Chapter 26)
- > Subdivision and Development (Chapter 27)
- > Energy & Utilities Chapter (Chapter 30)
- > Millbrook Resort Zone (Chapter 43)
- > Planning Maps

THE VARIATIONS IN MORE DETAIL

Chapter(s)	Provision(s)	Proposed Variation
Definitions (Chapter 2) and Energy & Utilities (Chapter 30)	Energy and Utilities – Chapter 30	<p>Insert provisions to better provide for natural hazard mitigation structures and works.</p> <p>Amend Rules 30.3.3.1 and 30.3.3.3 to clarify the relationship between Chapter 30 and other PDP Chapters:</p> <ul style="list-style-type: none"> > Airport Zone (Chapter 17) > Protected Trees (Chapter 32) > Indigenous Vegetation Biodiversity (Chapter 33) > Wāhi Tūpuna (New Chapter 39) <p>Insert a permitted activity rule, subject to conditions, to fix an anomaly that currently results in all utilities included in the definition of ‘utilities’ but not specifically listed in the rules needing a discretionary activity resource consent.</p>
	Definition of Residential Flat – Chapter 2	Include the Wakatipu Basin Rural Amenity Zone for Residential Flats up to 150m ² and remove the equivalent Rule in Chapter 24.
Low, Medium and High Density Residential Zones (Chapters 7-9)	Rules 7.5.12, 8.5.10, and 9.5.9 Waste and recycling storage space	<p>Change the permitted activity standard for waste and recycling storage to a requirement to provide a minimum of 1.4m² space. In addition, infringement of the new standard would result in a restricted discretionary activity status, rather than non-complying.</p> <p>This has been prompted by QLDC’s change to its wheelie bin service and a concern that the non-complying status for infringing the standard might be unduly harsh.</p>
	Rules 7.5.13, 8.5.11 and 9.5.10 Glare	Change the infringement of the new standard as a restricted discretionary activity status, rather than non-complying.

<p>Wānaka Town Centre, Arrowtown Town Centre, Local Shopping Centre and Business Mixed Use (Chapters 13-16)</p>	<p>Rules 13.5.11, 14.5.9, 15.5.9 and 16.5.10 Glare</p>	<p>Change the infringement of the new glare standard as a restricted discretionary activity status, rather than a non-complying activity, with matters of discretion.</p> <p>Remove the following exception from all chapters: “architectural features, including doors and window frames, may be any colour; and..”</p> <p>Remove the following standard from Local Shopping Centre Zone (Chapter 15): “d. all roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place or neighbouring property.”</p>
<p>Rural Zone, Rural Residential and Rural Lifestyle Zones, Wakatipu Basin and Open Space and Recreation Zones (Chapters 21, 22, 24 and 38)</p>	<p>Firefighting Water and Access (Rules 21.7.5, 22.5.12, 24.5.19 and 38.10.11)</p>	<p>Standardise the requirements for firefighting water and access across the rural chapters, requiring 45,000L of storage for new residential units if a sprinkler system is not installed, and specifying requirements for access and connections.</p> <p>This is to remove inconsistency in rules between chapters and to ensure there is provision made for firefighting water and access in areas without reticulated water supply.</p>
<p>Historic Heritage (Chapter 26)</p>	<p>26.8 Inventory of Listed Heritage Features</p>	<p>Include Chalmers Cottage in Wānaka (Section 16 Blk XXX Town of Wānaka) in the Inventory of Listed Heritage Features in the District Plan. Heritage NZ has identified it as a Category 2 building.</p>
<p>Subdivision and Development (Chapter 27)</p>	<p>27.3 Location-specific objectives and policies Particularly Objective 27.3.1 to 27.3.6 and their associated policies</p>	<p>Remove or update public access and servicing provisions that are no longer applicable for location-specific objectives and policies in Peninsula Bay, Kirimoko and Wyuna.</p>
<p>Millbrook Resort Zone (Chapter 43)</p>	<p>Rule 43.5.2 Setbacks</p>	<p>Include matters of discretion for setbacks:</p> <ul style="list-style-type: none"> i. Effects on amenity values; ii. Building design; iii. Landscape treatment; iv. Outlook and privacy of neighbours

Changes to maps	<p>Low Density Residential Zone and VA Sub-Zones</p> <p>Section 2-3 and 13 Block XXIII Wānaka Township and Section 2 Block XXII Wānaka Township – specified on Planning Maps at Brownston Street, Wānaka.</p>	Review the zoning of these sites, which does not match the surrounding blocks which are zoned Medium Density Suburban Residential.
	<p>“Specific Rules Apply” annotation</p> <p>Rules 9.5.1.3 and 9.5.3.3</p> <p>Within the area specified on the planning maps on the south side of Frankton Road (SH6A), the highest point of any building shall not exceed the height above sea level of the nearest point of the road carriageway centreline.</p>	Fix an anomaly relating to the application of rules setting height limits. The variation proposes making the Eastern Boundary of Lot 1 DP 12665 the new limit of sites subject to the rules.
	<p>Queenstown Town Centre Zone</p>	Review the zoning of land immediately adjoining Queenstown Bay to determine the best zone and planning regime for the various components of this land and water interface.
	<p>Mapping of Section 1 SO 329365</p> <p>specified on Planning Maps at Atley Road, Arthurs Point</p>	Zone a parcel of land in Atley Road, Arthurs Point that is currently not zoned (as a result of a road stopping process). This land will be consistently zoned with adjoining parcels - Lower Density Suburban Residential Zone overlaid with a Visitor Accommodation Sub-Zone.

WANT TO GET INTO MORE DETAIL?

Full details, including how to make a submission, a glossary of terms, and other resources are available at:

www.qldc.govt.nz/proposed-district-plan-stage-3.

For clarification on any of the proposed changes, a duty policy planner will be available either by phone or in person by appointment, every workday until submissions close. Please phone 03 441 0499 (Queenstown) or 03 443 0024 (Wānaka) or email pdpenquiries@qldc.govt.nz.