

**Queenstown Lakes District Proposed District Plan  
Section 32 Evaluation  
Variation to Proposed District Plan**

**For:  
Hāwea Mapping Variation to the Proposed District Plan**

**Report dated: 25 August 2026**

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## 1. EXECUTIVE SUMMARY

- 1.1 The Hāwea Mapping Variation (**variation, proposal**) seeks to amend the Proposed District Plan (**PDP**) planning maps to address the following identified issues at Hāwea:
- a. Correct a mapping error affecting two residential lots at Longview by rezoning the lots from the Informal Recreation Subzone of the PDP Open Space and Recreation Zone (**Informal Recreation Subzone**) to PDP Suburban Residential Zone (**SRZ**). These lots were incorrectly zoned PDP Informal Recreation Zone via an Environment Court Consent Order due to incorrect information being provided regarding the location of public walkways linking Longview to Cemetery Road; and
  - b. Amend the PDP mapping of identified land currently zoned SRZ to the Informal Recreation Subzone. In the intervening time since the SRZ was applied to the land, it has been subdivided, and the land has been vested in Council for reserves purposes. The proposed amendments to planning maps would formalise the future use of this land for reserves purposes.
- 1.2 The scope of this variation is limited to the land identified as being rezoned within Appendix A to address the issues identified in this report.

## 2. INTRODUCTION

- 2.2 This report fulfils the requirements of Section 32 of the Act, which requires the objective(s) of proposals to be examined for their appropriateness in achieving the purpose of the Act, and the policies and methods of those proposals to be examined for their costs, benefits, efficiency, effectiveness and risk in achieving the objectives.
- 2.3 This report evaluates the costs, benefits, efficiency and effectiveness of options to amend the planning maps for this land.

## 3. STRUCTURE OF THE REPORT

- 3.1 This report provides an analysis of the policy response proposed by the variation as required by s32 of the RMA, using the following sections:
- a. A description of the **Resource Management Issues** being addressed by the proposal.
  - b. **Consultation** undertaken, including engagement with iwi authorities on the proposal.
  - c. An overview of the applicable **Statutory Policy Context**.
  - d. An assessment of the **scale and significance** of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal.

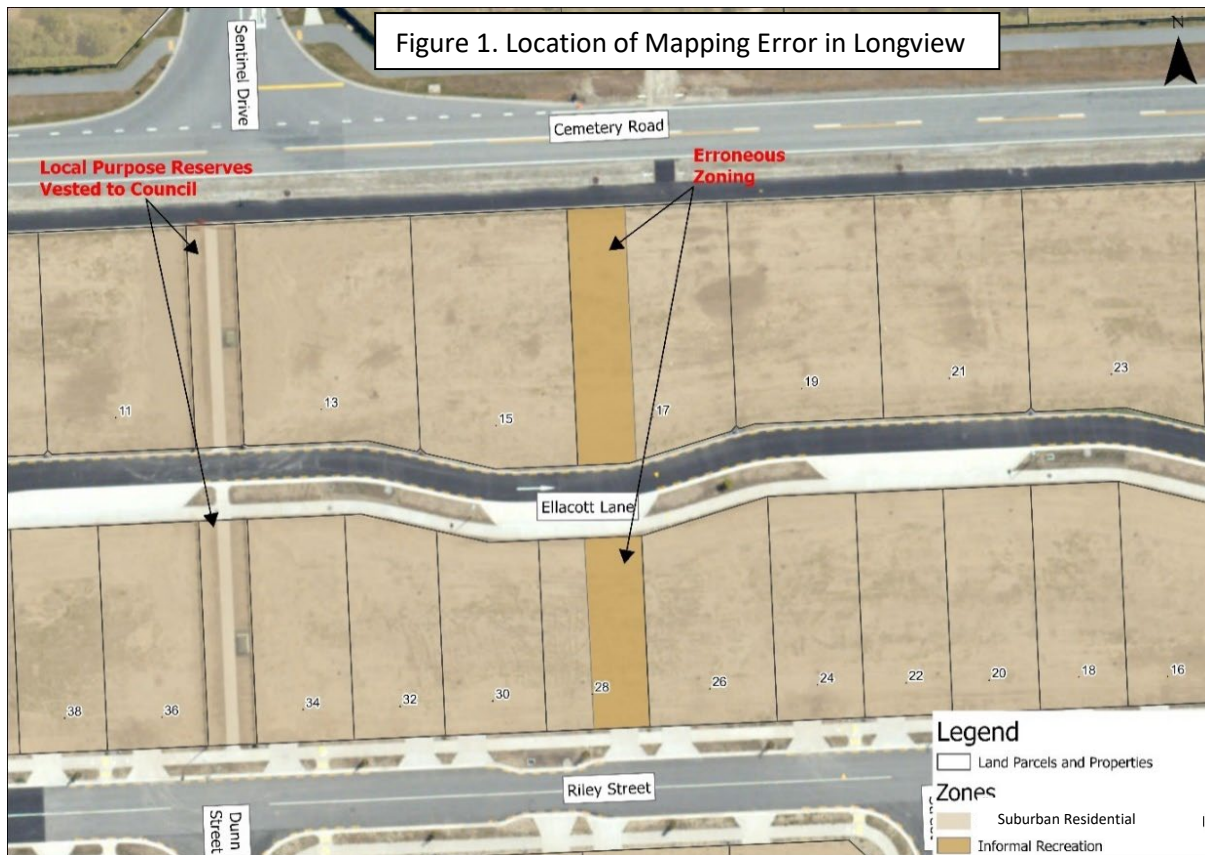
- e. An **Evaluation** against s32 of the RMA, including
- Whether the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA (Section 32(1)(a)).
  - Whether the provisions (policies and methods) are the most appropriate way to achieve the objectives of the proposal (Section 32(1)(b)), including:
    - (i) identifying other reasonably practicable options for achieving the objectives
    - (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives, including consideration of risk of acting or not acting, and
    - (iii) summarising the reasons for deciding on the provisions.

#### **4. Resource Management Issues**

- 4.1 The resource management issues addressed by this variation relate to the zoning of land within Hāwea. This variation seeks to amend the current zoning of the specific land parcels that this variation is on, and to apply more appropriate zones than the current zones.

#### **Background – Incorrect zoning of 17 Ellacott Lane and 28 Riley Street**

- 4.2 An issue was identified when it was found that the Informal Recreation Subzone had been applied to residential properties located at 17 Ellacott Lane (Lot 17 DP 578363), and 28 Riley Street (Lot 40 DP 578363), rather than to nearby land intended for reserves purposes.
- 4.3 The mapping error resulted from an administrative error by an appellant in respect of the arrangement of residential lots and the location of reserves in the Longview development during their Environment Court Appeal (Decision [2023] NZEnvC 110).
- 4.4 The appeal was resolved on the 29th of May 2023 via the issue of a Consent Order and the current PDP mapping approved under the Environment Court Decision is currently treated as operative. This variation is required to update the mapping to show the correct zoning, which was provided on a different structure plan to Council for a variation to Special Housing Consent SH200004, separate to the Environment Court appeal.
- 4.5 The correct position for the Informal Recreation Subzone is approximately 40 to 50 metres to the west (as shown in Figure 1 below), where two parcels located either side of Ellacott Lane have been vested to QLDC as Local Purpose Reserves and a public walkway has been formed.



- 4.6 The subdivision that created the properties was consented through a Special Housing Area Resource Consent SH190005 to create 465 residential allotments in 2019 at which time the land was zoned PDP Rural Zone. Subsequent changes to the zoning came about through an Environment Court appeal on QLDC's PDP and was determined by the Environment Court (Decision [2023] NZEnvC 110).
- 4.7 In 2020 a Subdivision Deposited Plan was provided to QLDC under SH200004 to amend the staging, subdivision design, stormwater conditions, and manage design controls in relation to garage setbacks, street articulation, and external colours (variation of the original Special Housing Consent SH190005). The proposed zone mapping provided to the Environment Court was based on the original plans under SH190005 rather than the updated plans under SH200004. This resulted in misalignment between the physical location of the reserve parcels and the location of the Informal Recreation Subzone on PDP maps. Figure 2 and Figure 3 below show the green areas of land which were to be vested to Council as reserve land, noting that the walkway is in different locations. Since the location of the pedestrian linkway may have been understood to have been in differing locations by those purchasing the land and other parties involved in the environment court appeal it has been determined that Clause 16 of the First Schedule of the RMA<sup>1</sup> is not appropriate to

<sup>1</sup> Clause 16 of Schedule 1 of the RMA allows local authorities to amend a proposed plan without using the usual variation process set out in Schedule 1, but only if the amendment is of minor effect or is to correct a minor error.

resolve this error. Additionally, it has been determined that the alteration of the location of the walkway and subsequent open space zoning is not of a “minor effect”.

QUEENSTOWN LAKES DISTRICT COUNCIL  
APPROVED PLAN:  
SH200004

Thursday, 3 September 2020

Figure 2. Plan provided to council in 2020 under the variation SH200004.

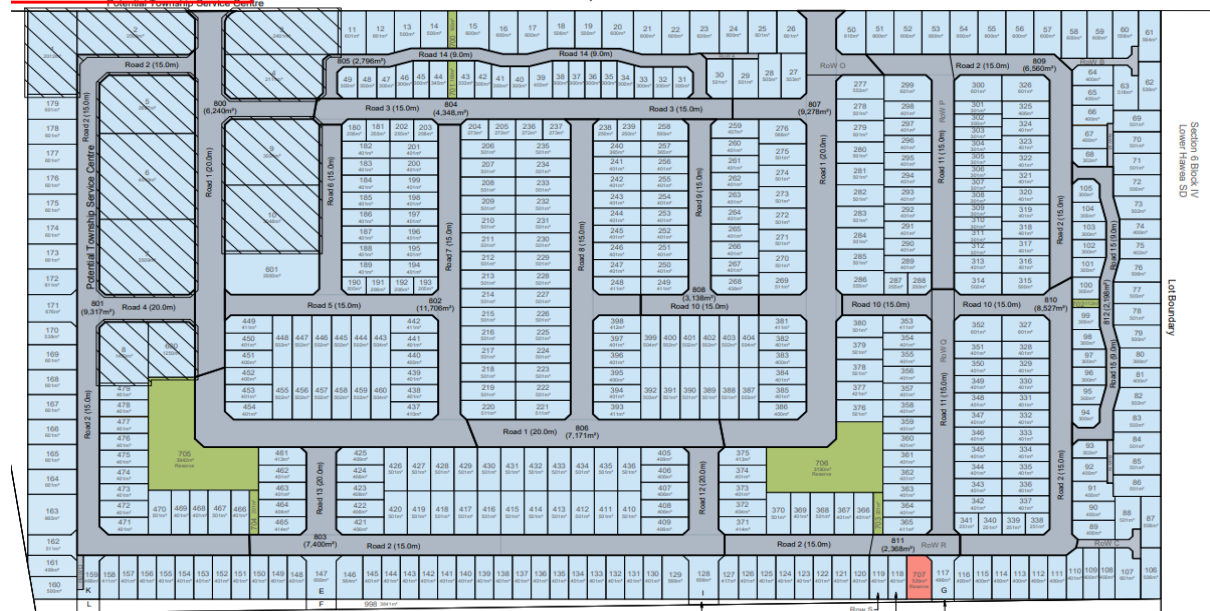
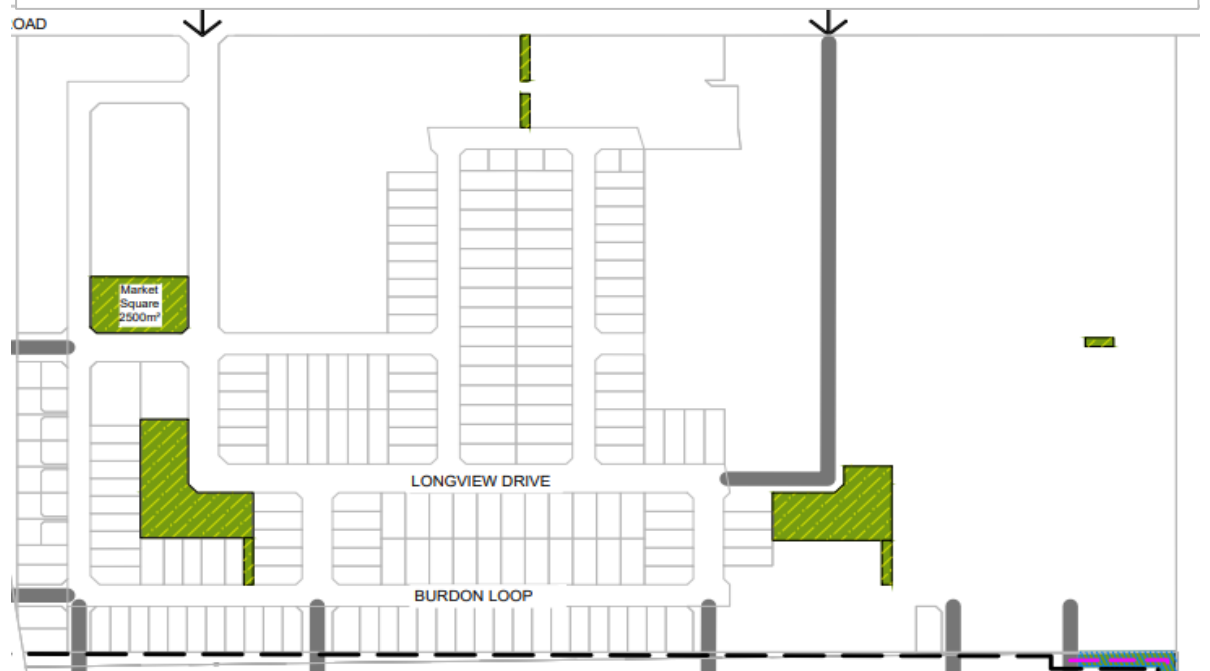


Figure 3. Approved Environment Court Decision Plan (2023) based on previous consent plans prior to SH200004.



## **Background – Zoning of vested reserve land**

- 4.8 Additionally, as part of this variation it is proposed to update the PDP planning maps in respect of other reserve land in Hāwea. The reserve land is currently zoned SRZ and in the intervening time since the SRZ was applied to land, subdivision consents have been issued and implemented which have resulted in discrete areas of land being vested to Council for reserves purposes. This is an opportunity for a more appropriate zone to be applied to the reserve land.

## **Identified Resource Management Issues**

### **Issue 1 – The current zoning of 17 Ellacott Lane and 28 Riley Street does not align with the intended residential use of the land.**

- 4.9 These two parcels must be considered as Informal Recreation Subzone until the zoning is corrected. During this time, activities and development which have not been approved by the Special Housing Area resource consent SH200004 will need to be assessed against the provisions of PDP Chapter 38 Open Space and Recreation Zone. This may restrict the properties with the erroneous zoning at 17 Ellacott Lane (Lot 17 DP 578363), and 28 Riley Street (Lot 40 DP 578363) on what activities may occur on their land.

### **Issue 2 – The current zoning of reserves in the Hāwea urban area does not align with the intended use of the land.**

- 4.10 The reserves and walkways listed in Table 1 below (9 in total) are currently zoned SRZ or Large Lot Residential A. Please refer to Appendix A, to see the current residential zoning. Please note, this table includes the Ellacott Lane Accessways whereby the erroneous Informal Recreation zoning as identified in Issue 1 was supposed to be placed, Lot 700 DP 578363 and Lot 15 DP 578363.

Table 1

| <b>Name of Reserve</b>   | <b>Legal Description</b> | <b>Parcel Intent vested under Reserves Act</b> | <b>Type of Park under QLDC Parks and Open Spaces Strategy 2021</b> |
|--------------------------|--------------------------|------------------------------------------------|--------------------------------------------------------------------|
| Sentinel Park            | Lot 102 DP 513115        | Recreation Reserve                             | Local Park                                                         |
| Grandview Road Accessway | Lot 103 DP 517215        | Local Purpose Reserve                          | Connection                                                         |
| Ellacott Lane Accessway  | Lot 700 DP 578363        | Local Purpose Reserve                          | Connection                                                         |

|                              |                   |                                             |                         |
|------------------------------|-------------------|---------------------------------------------|-------------------------|
| Ellacott Lane Accessway      | Lot 15 DP 578363  | Local Purpose Reserve                       | Connection              |
| Isthmus Place Accessway      | Lot 104 DP 513115 | Local Purpose Reserve                       | Connection              |
| Dingle Street Accessway      | Lot 105 DP 513115 | Local Purpose Reserve                       | Connection              |
| Charles Court Reserve        | Lot 30 DP 327385  | Local Purpose Reserve.<br>(Designation 268) | Local Park / Connection |
| Teal Place Accessway         | Lot 998 DP 516462 | Local Purpose Reserve                       | Local Park / Connection |
| Little Maude Drive Accessway | Lot 997 DP 516462 | Local Purpose Reserve                       | Connection              |

- 4.11 It is normal practice for the location, size and purpose of new reserve land to be determined during the subdivision consent process. This enables new reserves to be fit-for-purpose for the local context. Via the subdivision approval process, reserves are vested in Council, classified under the Reserves Act 1977 and become a Council asset.
- 4.12 The proposed mapping variation to rezone the land to a more appropriate zone seeks to ensure that the vested reserves identified in Table 1 above have a PDP zone that aligns with the intended use of the land. It is not just within Hāwea where vested council reserves have yet to be rezoned, but district wide. However, this proposal is just limited to the reserves at Hāwea listed in Table 1 above.
- 4.13 Overall, the zoning for the land, as identified in issues 1 and 2, does not match the anticipated use, resulting in a policy and rule framework that it is inappropriate for the area.

## 5 CONSULTATION

- 5.1 Council undertook targeted consultation during preparation of the variation. This included consultation with Otago Regional Council (ORC), the Minister for the Environment, iwi authorities through their representatives (Aukaha and Te Ao Marama) and landowners who were determined to be affected by the proposal (as identified in Appendix B of this report). No consultation was undertaken with neighbouring territorial authorities as they were not determined to be affected by the proposal.
- 5.2 Properties that the variation is on and properties that share a boundary and are directly adjacent to the land that is subject to the variation (31 in total) have been determined to be “directly affected”.

- 5.3 An initial consultation letter was sent on 12 June 2025 to the 31 properties identified as directly affected by this proposal advising that a variation to PDP mapping was going to be undertaken. Whilst no feedback was sought on the proposal, there were several responses from the property owners which were mainly enquiries regarding the process and if the current erroneous zoning, which this variation is seeking to resolve, will have significant impacts if they are wanting to apply for resource consent prior to this matter being resolved.
- 5.4 The 31 properties identified as directly affected will be served limited notification of the variation, in accordance with cl5A(4) of Schedule 1 of the RMA. See Appendix B for the list of properties identified as being directly affected by the proposal.

### **Consultation undertaken with Statutory Bodies and Iwi Authorities**

- 5.5 A letter was provided to Minister of Environment via email on the 4th of August 2025 advising of our intentions to undertake this variation. The letter noted that if any feedback was not received within ten working days, then council would continue to proceed with the variation. No feedback was received by this date.
- 5.6 On the 25<sup>th</sup> of May 2026, an exemption application was submitted to the Minister of Resource Management Reform for this variation to proceed under section 80V of the RMA following the enactment of the Plan Stop legislation on the 21<sup>st</sup> of August 2025. On the 11<sup>th</sup> of August 2026, this exemption application was accepted and the feedback received by the Minister stated that the variation met the criteria under 80W(2)(b) of the Act due to being a limited, corrective change that addresses planning provisions that have unintended consequences or have led to inefficient outcomes.
- 5.7 ORC was consulted with on 29 July 2025, and on the 31 July 2025 this was followed up with an email asking for them to confirm if they had any concerns or feedback on the proposed variation. A response was received on 6 August 2025 confirming that ORC did not have any concerns or issues with proposed variation.
- 5.8 Initial consultation was undertaken with Aukaha and Teā o Mārama on 18 June 2025 in a meeting. This was to advise both iwi authorities of the proposal and to seek any feedback. The following advice was received during the meeting and after their review of the draft Section 32 Report by the relevant iwi authorities:
- 5.8.1.1 That they supported the proposed variation and the use of the limited notification process under cl5A.
- 5.8.1.2 That they were comfortable with what is proposed within the Section 32 Report and that rūnaka have no concerns with the s32 draft and proposed changes.

## **6 STATUTORY CONTEXT**

- 6.1 The relevant requirements of the RMA, the Local Government Act 2002, and the two iwi management plans that apply in the District have been appropriately considered in the preparation of this proposal. The National Policy Statement (NPS) on Urban Development (2020) is considered relevant to this proposal.

### **Resource Management Act 1991**

- 6.2 Section 5 sets out the purpose of the RMA, which requires an integrated planning approach and direction to promote the sustainable management of natural and physical resources. This proposal supports clause 2(a) of Section 5 by preserving open space resources to meet the reasonably foreseeable needs of future generations.
- 6.3 The purpose of this Act is to promote the sustainable management of natural and physical resources.
- 6.4 In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
- 6.5 sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations;
- 6.6 Section 7 of the RMA lists “other matters” that Council shall have particular regard to and those most relevant to the proposal include the following:
- (a) s7(b) the efficient use and development of natural and physical resources
  - (b) s7(c) the maintenance and enhancement of amenity values
  - (c) s7(f) maintenance and enhancement of the quality of the environment

- 6.7 Overall, this proposal is consistent with meeting the purpose of the RMA as it preserves open spaces to meet the needs of future generations within the area.

### **Reserves Act 1977**

- 6.8 The purpose of the Reserves Act is to preserve and manage reserves for the benefit and enjoyment of the public, in accordance with the reason for which they have been classified.

## National Policy Statement on Urban Development 2020 (NPS-UD)

- 6.9 The NPS-UD came into force on 20 August 2020 and has the broad intention of ensuring that towns and cities are well-functioning urban environments that meet the changing needs of diverse communities. The following objective and policy the NPS-UD are directly relevant to this proposal:
- a) **Objective 1:** *New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*
  - b) **Policy 1:** *Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*
    - c) *have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; [...].*
- 6.10 This proposal formalises existing open spaces within the Hāwea area, which supports accessibility and contributes to a well -functioning urban environment.

## Operative and Proposed Otago Regional Policy Statements

- 6.11 This variation is required to give effect to the Operative Otago Regional Policy Statement 2019 (ORPS) and have regard to the proposed Otago Regional Policy Statement 2021 (pORPS). The relevant provisions are set out below, followed by an assessment.
- 6.12 The weight given to a proposed RPS is a matter for the decision-maker and generally the closer a plan comes to its final content, the more weight is given to it. In this case, given that all appeals on the pORPS are now resolved and the pORPS is therefore beyond legal challenge, there are good reasons to give the March 2026 version of the pORPS significant weight. This is because it has already been the subject of testing and public participation through the hearings and appeal process, its final content has been confirmed by the Court, and it has been prepared to give effect to current national direction.
- 6.13 ORPS Objective 4.5: Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments
- 6.14 ORPS **Policy 4.5.3 Urban design**

*Design new urban development with regard to:*

- a) *A resilient, safe and healthy community;*
- b) *A built form that relates well to its surrounding environment;*
- c) *Good access and connectivity within and between communities;*
- d) *A sense of cohesion and recognition of community values;*
- e) *Areas where people can live, work and play;*

#### **6.15 pORPS UFD-Objective 1 – Development of urban areas**

*The development and change of Otago’s urban areas occurs in a strategic and coordinated way, which:*

- (1) accommodates the diverse and changing needs and preferences of Otago’s people and communities, now and in the future,*
- (2) integrates effectively with surrounding urban areas and rural areas,*
- (2A) results in a consolidated, well-connected and well-designed urban form which is integrated with infrastructure*

#### **6.16 pORPS UFD- Policy 1 – Strategic Planning**

*Strategic planning processes, undertaken at an appropriate scale and detail, precede urban growth and development and:*

- (5) indicate how connectivity will be improved and connections will be provided within urban areas,*
- (6) provide opportunities for iwi, hapū and whānau involvement in planning processes, including in decision making, to ensure provision is made for their needs and aspirations, and cultural practices and values,*
- (7) facilitate involvement of the current community and respond to the reasonably foreseeable needs of future communities*

#### **6.17 pORPS UFD-Method 3 – Design of public spaces and surrounds**

*Territorial authorities must design and maintain public places and spaces, including streets, open spaces, public buildings and publicly accessible spaces so that they are safe, attractive, accessible and usable by everyone in the community.*

- 6.18 This proposal gives effect to the objectives, policies and methods of the ORPS and pORPS by applying appropriate zoning to reserve land that provides connectivity and assists with meeting the current and future needs for the community.

### **Proposed District Plan**

- 6.19 The statutory policy document of most relevance to the proposal is the PDP. The following objectives and policies of the PDP listed in Appendix C are relevant and have been given due regard in the development of this proposal.

### **Iwi Management Plans**

- 6.20 There are two relevant iwi management plans in the district:

*Kāi Tahu ki Otago* Natural Resource Management Plan 2005

*Te Tangi a Taurā – The Cry of the People*

- 6.21 The above plans do not directly address the very specific resource management issues addressed by this proposal; however, they place importance on protecting and enhancing natural and physical environments. The preparation of this proposal has had regard to these two documents.

### **Other Relevant Council Strategies**

- 6.22 The QLDC Parks Strategy and Future Parks Provision Plan (2021) has helped inform this Section 32 evaluation. These document's vision is to provide a rich and diverse network of parks and open spaces that are valued by the community and protected and enhanced for future generations.
- 6.23 The Queenstown Lakes Spatial Plan (2021) has an outcome creating of Well-designed neighbourhoods that provide for everyday needs and a strategy which seeks to enable the creation of well-connected neighbourhoods for healthy communities. Additionally, it has the outcome whereby walking and cycling is the preferred method of daily travel.

- 6.24 The QLDC Climate and Biodiversity Plan-2022-25 (2022) has the outcome that our transport system is low-emission and better connected through the actions that our transport network is low emission and working together to change the way we travel.

## **7 SCALE AND SIGNIFICANCE EVALUATION**

- 7.1 The level of detailed analysis undertaken for the evaluation of the variation has been determined by an assessment of the scale and significance of the implementation of the proposed mapping. In making this assessment, regard has been had to the following, namely whether the proposal would:
- Result in a significant variance from the existing baseline in PDP Chapter 7 SRZ and 38 Open Space and Recreation Zones.
  - Have effects on matters of national importance.
  - Adversely affect those with specific interests.
  - Involve effects that have been considered implicitly or explicitly by higher order documents.
  - Impose increased costs or restrictions on individuals, communities or businesses.
- 7.2 The level of detail of analysis in this s32 report is low given the issues are very discrete and location specific. It would not result in a significant change to the intended land use for the sites proposed to be rezoned. The extent of changes that would result from the proposal are very limited.
- 7.3 There are no matters of national importance addressed by the proposal.
- 7.4 Aside from the two parcels of land with erroneous zoning, the remaining land that is subject to the variation is owned by QLDC. The adjoining landowners are limited in number and are unlikely have specific interests. The proposal is considered to offer positive effects to the community through applying appropriate zoning to land intended for public recreational purposes. The strategic direction within the PDP recognises the importance of recreational opportunities for the community.

## **8 BROAD OPTIONS**

- 8.1 Through the preparation of this proposal, the following broad options have been identified:

**Option A** – Retain the status quo.

**Option B** – Correct the mapping error identified in Issue 1, and address Issue 2 by amending the zone of the parcels of reserve land identified in Table 7 by applying an existing subzone in PDP Chapter 38 - Open Space and Recreation Zones.

**Option C** - Correct the erroneous mapping error identified in Issue 1, and address Issue 2 by amending the zone of the parcels of reserve land identified in Table 7 by using an alternative zone to the subzones in PDP Chapter 38 - Open Space and Recreation Zones.

8.2 Table 2 below provides an analysis of Options A-C and recommends Option B as the preferred broad option.

Table 2

|                 | <b><u>Option A</u></b><br><b>Status quo - retain existing zoning (Does not address Issue 1 or 2)</b>                                                                                                                 | <b><u>Option B</u></b><br><b>Amend planning maps to address mapping error and amend mapping of additional reserves in Table 7 (addresses Issues 1 &amp; 2)</b>                                                                                                                                                   | <b><u>Option C</u></b><br><b>Amend planning maps to address mapping error and amend mapping of additional reserves in Table 7 using an alternative zone to OS&amp;RZ (addresses Issues 1 &amp; 2)</b> |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Costs</b>    | <p>Less efficient and does not address the issue of vested reserve land being zoned SRZ.</p> <p>Properties who have the erroneous zoning will be restricted to what activities they can apply for on their land.</p> | <p>Requires a more targeted approach and administration by Council initially to identify, consult and provide notification to the properties that are directly affected by updating the mapping of the vested reserves.</p>                                                                                      | <p>The drafting of an alternative zone in the OS&amp;R Chapter would be inefficient considering the minor scale of the issues this variation is seeking to resolve.</p>                               |
| <b>Benefits</b> | <ul style="list-style-type: none"> <li>Requires less administration.</li> <li>Allows the rezoning of these reserves to be addressed at a later date.</li> </ul>                                                      | <ul style="list-style-type: none"> <li>Resolves the erroneous zoning.</li> <li>More efficient process since vested reserve land will also be zoned correctly.</li> <li>Open space zoning will protect this land from inappropriate activities that could degrade its qualities, character and values.</li> </ul> | <ul style="list-style-type: none"> <li>No benefits have been identified.</li> </ul>                                                                                                                   |

|                |          |                                                                                                                                                                                                                       |          |
|----------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
|                |          | <ul style="list-style-type: none"> <li>Open Space zoning provides a policy and rule framework for undertaking general maintenance activities and providing for the installation of other public amenities.</li> </ul> |          |
| <b>Ranking</b> | <b>3</b> | <b>1 (Preferred)</b>                                                                                                                                                                                                  | <b>2</b> |

## 9. EVALUATION OF PROPOSED OBJECTIVES

9.1 Section 32(1)(a) requires an examination of the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act. This variation does not propose any new objectives or changes to existing objectives. In this case, an examination of the extent to which the purpose of the proposal (i.e. to address Issues 1 & 2) is the most appropriate way to achieve the purpose of the Act is required (s32(6)).

9.2 The objectives of this proposal are to:

- a) apply an appropriate residential zoning to 17 Ellacott Lane (Lot 17 DP 578363), and 28 Riley Street to correct a mapping error; and
- b) to rezone areas of SRZ at Hāwea that have now been vested in Council as reserve land, to a more appropriate zone than the LDSR.

## **10 EVALUATION OF THE PROPOSED PROVISIONS**

- 10.1 There are no new provisions or changes to PDP text proposed as part of this variation, only mapping changes are proposed. This will enable appropriate provisions to apply to the sites identified in Table 7 to achieve the OS&RZ and SRZ objectives.
- 10.2 Section 32(1)(b) of the Act requires an assessment of whether the proposed provisions (policies and methods, including mapping) are the most appropriate way to achieve the objective or purpose of the proposal. This assessment must:
- a) identify other reasonably practicable options for achieving the objectives
  - b) assess the efficiency and effectiveness of the provisions in achieving the objectives, including consideration of the benefits and costs anticipated from the implementation of the provisions, and the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.
  - c) summarise the reasons for deciding on the provisions
- 10.3 The assessment of the provisions against the objectives requires an assessment against the purpose of the proposal, and also against the relevant objectives of the PDP (in accordance with s32(3)). The relevant objectives of the PDP are identified in Section 5 of this report.

### **Evaluation of Reasonably practicable options**

- 10.4 Council has identified three reasonably practicable options for achieving the objectives. These are as assessed in the following table:

*Table 3*

| <b>Option</b>                                                                               | <b>Achieves objectives of the proposal?</b>                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1)</b> Status quo, do not amend the PDP mapping and do not rezone areas as SRZ or OSRCZ. | <p>Option 1 does not achieve the purpose of this proposal since the erroneous zoning will remain on 17 Ellacott Lane (Lot 17 DP 578363), and 28 Riley Street (Lot 40 DP 578363).</p> <p>Additionally, the reserves identified in Table 1 will retain residential zoning, therefore restricting appropriate controls for activities on these reserves and may result in loss of amenity for the area.</p> |

|                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>2)</b> Amend erroneous mapping error; amend zoning of the vested QLDC reserve land to an existing sub-zone of the PDP OS&amp;RZ</p> | <p>Option 2 achieves the purposes of the proposal by applying SRZ to 17 Ellacott Lane, and 28 Riley Street in their entirety.</p> <p>Applying an OS&amp;RZ sub-zone to the land vested to QLDC for reserves purposes will enable appropriate controls for activities on these reserves into the future.</p>                                                                                                                                                                                          |
| <p><b>3)</b> Amend mapping error; amend zoning of the vested QLDC reserve land to an alternative OS&amp;R zoning.</p>                     | <p>Option 3 partially achieves the objective of the proposal by applying LDSR zoning to 17 Ellacott Lane, and 28 Riley Street in their entirety.</p> <p>The drafting of a new subzone in the existing OS&amp; RZ and applying it to the remaining reserve land would also achieve the objectives of the proposal, however, considering the minor scale and scope of the resource management issues sought to be addressed by this variation, this is considered to be a less appropriate option.</p> |

10.5 Having considered these options, Option 2 is the preferred option because it achieves the purpose and objectives of the variation.

## Efficiency and effectiveness

10.6 Table 4 considers the efficiency and effectiveness of the proposed options 1 and 2, including their costs and benefits.

Table 4

| <b>Option 1</b>                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1. Rezone the OS&amp;RZ land on 17 Ellacott Lane and 28 Riley Street to SRZ; and</li> <li>2. Rezone the SRZ land identified in Table 1 that has been vested to QLDC for reserves purposes to Informal Recreation Subzone.</li> </ol>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                    |
| <b>Costs</b>                                                                                                                                                                                                                                                                            | <b>Benefits</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Efficiency &amp; Effectiveness</b>                                                                                                                                                                                                                                                                                                                                                                                             | <b>Risk of acting/not acting</b>                                                                                                                                                                                                                                                                                                   |
| <p><b>Environmental</b></p> <p>There are no environmental costs identified.</p> <p><b>Economic</b></p> <p>There are no economic costs identified, aside from costs associated with preparation and notification of the variation. Using the limited notification process set out in</p> | <p><b>Environmental</b></p> <p>This option will more effectively manage the effects of anticipated development and uses of the subject sites, compared to the status quo.</p> <p>The Informal Recreation Subzone provides for a range of activities (as outlined in the subzone purpose summarised at PDP provision 38.4), including informal play opportunities and open areas for respite and relaxation. Small Informal Recreation reserves located amidst urban development, also provide visual relief from the built environment. Facilities and buildings enabled in the Informal Recreation Subzone are limited to public toilets, children's playgrounds, public barbeques, car parks, tracks and park furniture. Given the location of the reserve land, these activities are considered appropriate uses, and are more appropriate than the current SRZ, which enables significantly</p> | <p>This option is effective in achieving the purposes of the Act as stated in Part 2 (c) through managing the use of reserve land and applying the most appropriate zone to land anticipated (and consented) to be used for low density residential activities.</p> <p>This option provides for economic wellbeing while also applying a regulatory framework via the recommended zones, which will avoid, remedy or mitigate</p> | <p>The risk of not acting would result in the owners of 17 Ellacott Lane and 28 Riley Street having restrictions on the residential activities they can undertake on their land due to the current OS&amp;RZ applying to parts of these sites.</p> <p>Not acting would not address the identified objectives of the variation.</p> |

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| <p>clause 5A of Schedule 1 of the RMA will have lower costs, compared to full notification of the variation.</p> <p><b><i>Social &amp; Cultural</i></b></p> <p>There are no social and cultural costs identified.</p> | <p>greater built form and activities that are well aligned with the intended use of the land as public reserves.</p> <p>Regarding in 17 Ellacott Lane and 28 Riley Street, parts of these sites are currently zoned SRZ, so amending planning maps to apply the SRZ across the entire sites is the most appropriate option. Applying an alternative zone, such as the PDP Medium Density Residential Zone, would result in a split-zoning being applied to the sites which would result in significant complexity, and is considered to be a less appropriate option.</p> <p><b><i>Economic</i></b></p> <p>This option will result in 17 Ellacott Lane and 28 Riley Street having a residential zone applied, which will have improved economic benefits compared to the status quo, which may limit residential development on these sites.</p> <p>This option would likely reduce the costs of consenting residential development on 17 Ellacott Lane and 28 Riley Street.</p> <p><b><i>Social &amp; Cultural</i></b></p> <p>This option would formalise the reserve land and would support provision of future maintenance and amenities on the reserve land, for the use by the public, including the local community.</p> | <p>any adverse effects of activities on the environment.</p> <p>The use of existing PDP zones is a more efficient method than drafting new zones to be applied to this land.</p> |  |
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**Option 2**

1. Rezone the Informal Recreation Subzone land on 17 Ellacott Lane and 28 Riley Street to SRZ; and
2. Rezone the SRZ land identified in Table 1 that has been vested to QLDC for reserves purposes to an alternative OS&RZ or a bespoke zone.

| <b><i>Costs</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b><i>Benefits</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b><i>Efficiency &amp; Effectiveness</i></b>                                                                                                                                                                                                                                                                                                                                                                                | <b><i>Risk of acting/not acting</i></b>                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b><i>Environmental</i></b></p> <p>There are no environmental costs identified; however this option would increase the complexity of the OS&amp;RZ provisions by adding a new bespoke sub-zone, which may affect the integrity of the OS&amp;RZ as it currently does not include bespoke (location-specific) subzones.</p> <p><b><i>Economic</i></b></p> <p>Costs associated with preparation and notification of the variation. Using the limited notification process set out in clause 5A of Schedule 1 of the RMA will have lower costs, compared to full notification of the variation.</p> <p>This option has increased costs compared to Option A, as drafting a new sub-zone to the OS&amp;RZ would require more resource and time.</p> | <p><b><i>Environmental</i></b></p> <p>This option will more effectively manage the effects of anticipated development and uses of the subject sites, compared to the status quo.</p> <p>A bespoke subzone in the OS&amp;RZ would provide an opportunity for location-specific resource management issues to be addressed. However, no location-specific issues have been identified.</p> <p><b><i>Economic</i></b></p> <p>This option will result in 17 Ellacott Lane and 28 Riley Street having a residential zone applied, which will have improved economic benefits compared to the status quo, as the status quo may limit residential development on these sites.</p> <p><b><i>Social &amp; Cultural</i></b></p> <p>This option would formalise the reserve land and would support provision of future maintenance and amenities on the reserve land, for the use by the local community and the public.</p> | <p>It is effective in achieving the purposes of the Act as stated in Part 2 (c) through managing the use of reserve land which provides for economic wellbeing while also avoiding remedying or mitigating any adverse effects of activities on the environment.</p> <p>It would be less efficient to create a bespoke OS&amp;R sub-zone for these reserves when the Informal Recreation Subzone can be a suitable fit.</p> | <p>The risk of not acting would result in 17 Ellacott Lane and 28 Riley Street having restrictions on what activities can be undertaken on their land due to the current OS&amp;RZ applying to parts of these sites.</p> <p>Not acting would not address the identified objectives of the variation.</p> |

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| <p>The alternative open space subzones under Chapter 38 OS&amp;RZ, are listed below and reasons why they are not appropriate.</p> <ul style="list-style-type: none"> <li>• <b>Nature Conservation Zone</b> –The proposed reserves do not border any waterways nor have any ecological values.</li> <li>• <b>Active Sport and Recreation Zone</b> – The proposed reserves are too small for this purpose.</li> <li>• <b>Civic Spaces Zone</b> –The proposed reserves are too small to serve this purpose.</li> <li>• <b>Community Purpose Zone</b> –The proposed reserves are not appropriate for this function due to their size and location.</li> </ul> <p><b><i>Social &amp; Cultural</i></b></p> <p>There are no social and cultural costs identified.</p> |  |  |  |
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## **11. MOST APPROPRIATE OPTION**

11.1 For Option 2, it is considered that the costs outweigh the benefits (for the reasons set out above), and that this is a less efficient and effective way to achieve the objectives of the proposal.

11.2 It is considered that Option 1 is the most appropriate because:

- a) It is efficient and effective at achieving the purpose of the variation;
- b) It is in accordance with objectives and policies of the PDP, as listed in Appendix C of this report;
- c) It is in accordance with the functions of territorial authorities in s31 of the RMA and the sustainable management purpose of Part 2 of the RMA;
- d) It applies existing PDP zones and implements existing objectives and provisions that give effect to the operative Otago RPS; and
- e) Regard has been had to the Proposed Otago RPS and account has been taken of the two relevant iwi management plans, which are not considered to have significant bearing on this proposal. Consideration has also been made to The QLDC Parks Strategy and Future Parks Provision Plan (2021), The Queenstown Lakes Spatial Plan (2021) and The QLDC Climate and Biodiversity Plan-2022-25 (2022).

## **12. CONCLUSION**

12.1 This evaluation has been undertaken in accordance with section 32 of the RMA in order to identify the need, benefits, and costs and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA.

12.2 There are no new provisions or changes to PDP text proposed as part of this variation, only mapping changes are proposed. The variation seeks to apply appropriate zones to 17 Ellacott Lane and 28 Riley Street and the sites identified in Table 1 to address the identified issues with the current zoning.

**APPENDIX A**

**PROPOSED PDP MAPPING AMENDMENTS**

**APPENDIX B**

**AFFECTED PARTIES IDENTIFIED FOR LIMITED NOTIFICATION PURSUANT TO CLAUSE 5A OF  
SCHEDULE 1 OF THE RMA**

**APPENDIX C**

**PDP OBJECTIVES AND POLICIES RELEVANT TO THIS PROPOSAL**