

A SNAPSHOT

Proposed Queenstown Lakes District Plan



QUEENSTOWN
LAKES DISTRICT
COUNCIL

This fact sheet is a summary of the key changes being proposed for each chapter of the Proposed District Plan (Stage 1).*

OUR DISTRICT

Our district is facing many challenges that this plan is trying to address: High growth projections, pressure on transport and roading networks, tourism growth, high demand on services, and lack of or poor quality housing.

GET INVOLVED

This is your chance to join in and be part of setting the strategic direction for our district.

Everything you need to make an informed submission can be found at www.qldc.govt.nz. Submissions close on 23 October.

OUR GOAL

Overall, our goal was to produce a District Plan which is easier to use and reduce the number of rules and limits on your freedom to develop your property, balanced with providing reasonable protection of important things such as sunlight, privacy and landscape values.

MORE DETAIL

This is a summary of some of the key proposed changes. There may be others not summarised here that affect you.

If you'd like more detail or wish to read any of the chapters in full go to www.qldc.govt.nz

A duty policy planner will be available to talk on the phone or in person during the whole notification period. Please phone **03 441 0499** (Queenstown) or **03 443 0024** (Wanaka) if you'd like help to understand the proposals.

**Some of the chapters excluded from Stage 1 are: Townships, Industrial and Transport. These will be addressed in Stage 2, commencing late 2016.*

PART 1



Introduction

INTRODUCTION

- Simplified language.
- Resource Management Act (RMA) amendments require more detailed information to be provided with consent applications. This chapter now directs applicants to the relevant forms and guidance.

DEFINITIONS

- Proposes changes to a number of definitions including building, building height, clearance of vegetation, indigenous vegetation, residential flat.
- Proposes significant changes to the definition of Residential Flat: Specifically a flat can be detached (as well as attached) and is limited to 70 square metres in area.

PART 2



Strategy

STRATEGIC DIRECTION

- A new chapter setting the overall direction for the management of growth, land use and development in a way that ensures sound management of our district's special qualities.

GETTING LOST IN THE JARGON?

We've included a plain english glossary attached to this fact sheet to help you understand some of the more technical terms.

URBAN DEVELOPMENT

- Establishes strategic policy to manage future growth pressures in urban areas.
- Establishes Urban Growth Boundaries for Queenstown, Arrowtown and Wanaka.

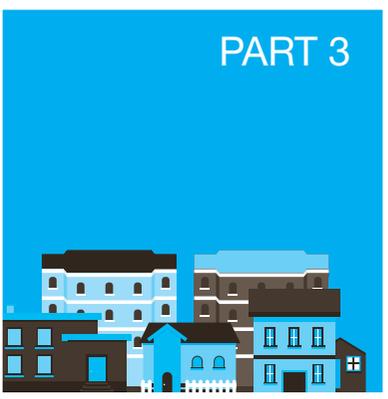
TANGATA WHENUA CHAPTER

- All provisions have been brought together into a dedicated chapter which includes statutory acknowledgements and reference to Iwi Management Plans.

LANDSCAPES

- Outstanding Natural Features and Landscapes will be identified on the District Plan maps, providing more certainty to applicants and reducing costs. Current rules mean that at the moment these landscapes are identified on a case by case basis at the time of application.

PART 3



Urban Environment

LOW DENSITY RESIDENTIAL ZONE (LDR)

Parts of the existing LDR Zone (in Fernhill, Queenstown, Frankton, Arrowtown and Wanaka) are proposed to form a new Medium Density Zone. Please see the maps on the QLDC website to determine whether your property falls within the LDR Zone or the proposed Medium Density Zone.

- Proposes rules to allow low impact infill development to a maximum of 1 house per 300m² of existing site area. New buildings will be subject to a range of standards such as building separation and height limits.

- Changes to Visitor Accommodation (VA) rules relating to the number of nights the property is used for VA and associated effects.
- Recognising the current housing and accommodation shortage in the District, QLDC has applied to the Environment Court to seek immediate legal effect of some rules which apply to residential units and flats. If approved, these rules will still need to be balanced with existing rules on a case-by-case basis.
- Includes rules requiring sound insulation for new housing in some areas near Queenstown Airport.

MEDIUM DENSITY RESIDENTIAL ZONE

- A new zone providing for higher density housing, generally being two storeys in height. New housing will be subject to high standards of urban design.
- Incentives provided for proposals which can achieve a 6-star level using the New Zealand Green Building Council Homestar™ Tool. To encourage timely development, these incentives will expire five years after the zone is made operative.
- In Arrowtown, resource consent will be required for proposals of more than one residential unit per site. Applications must address requirements of the Arrowtown Design Guidelines.
- Consistent height limit applied for both flat and sloping sites. 7m height limit for Wanaka and Arrowtown; 8m elsewhere. More than two storeys may be possible on some sloping sites where the development is able to comply with all other standards (including recession planes, setbacks, density and building coverage).

HIGH DENSITY RESIDENTIAL (HDR) ZONE

Parts of the existing HDR Zone are proposed to form a new Medium Density Zone. Please see the maps on the QLDC website to determine whether your property falls within the HDR Zone or the proposed Medium Density Zone.

Significant changes are proposed to enable housing and visitor accommodation supply in a way that still provides reasonable protection of amenity values.

- Incentives will be provided for proposals which can achieve a 6-star level using the New Zealand Green Building Council Homestar™ Tool. To encourage timely development, these incentives will expire five years after the zone is made operative.
- The HDR zone in the Gorge Road area is excluded from Stage 1 of the review.

Flat Sites

- Maximum building height increases from 2 to 4 storeys. However, complying 3-4 storey development will only be achievable on larger sites, minimising impacts on neighbours through floor area ratio and recession plane controls.

Recession Planes

- A less restrictive approach to recession plane controls.

Sloping Sites

- Height limits relaxed. The permitted height remains at 7m above ground level. However you may be able to build to 10m if impacts on neighbours are minimised (eg. by setting additional storey back from boundary, or where the building can be set well back from common boundaries).

Commercial Activities

- Proposed to be non-complying, and are generally discouraged. However, there may be potential for some commercial activities which generate limited impacts.

These issues can be complex and difficult to understand. If you're getting lost in the jargon, check out our plain english glossary attached to this fact sheet.

You can also visit www.qldc.govt.nz for a range of images to help you understand some of the proposed changes to the HDR rules. You'll also find lots more information if you'd like to get into more detail.

LARGE LOT RESIDENTIAL

- A new zone in Wanaka replacing the Rural Residential zoned areas located within the proposed Wanaka urban growth boundary. See maps for exact locations.
- The rules for houses and activities are generally the same as the existing Rural Residential Zone, except you'll be allowed to build and undertake alterations without resource consent if a range of standards are met.
- Retains existing lot size requirement of 4000m². However in some undeveloped areas 2000m² lots are allowed.



ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE

- Rules changed to align with Government requirements to the way Councils protect trees.
- Trees that contribute to the Arrowtown area identified and included on District Plan maps. Significant trimming or removal of these trees will need resource consent.
- You'll no longer need a resource consent to trim or remove any tree not identified in the District Plan Maps.
- Further rules to protect significant trees in Arrowtown are included in the Protected Trees Chapter.
- There are no major changes to the existing rules for buildings in this zone.

QUEENSTOWN TOWN CENTRE

- Allows more flexibility in certain parts of the Town Centre to allow more efficient site development.
- Some increases in maximum height controls.
- More controls around building design for new development in the Special Character area.
- Minor extensions to the Town Centre Zone Boundary.
- Introduces a transition area between the Town Centre and High Density Residential Zone.
- Introduces an Entertainment Precinct at the core of the Town Centre. New rules will require better noise insulation for visitor and residential accommodation to balance proposed increased noise limits in the area.

WANAKA TOWN CENTRE

- Introduces a Town Centre transition area across Russell Street and the eastern side of Brownston Street. Properties in this area will still have a residential zone, but commercial activities will be able to establish. This formalises the existing creep of commercial activities into these areas, and reduces opportunities for expansion into other edges of the Town Centre.
- Increased building heights in targeted areas with continued emphasis on high quality design.
- Increased noise limits in targeted areas on the lake front. This formalises Lower Ardmore Street as the entertainment hub of the Wanaka Town Centre.
- Encourages second level apartments above commercial activities. New rules will require better noise insulation for visitor and residential accommodation to balance the impact of noisy activities.

ARROWTOWN TOWN CENTRE

- The Arrowtown Design Guidelines will form part of design requirements for all new buildings, strengthening the emphasis on retaining Arrowtown's special character.
- No proposed changes to maximum building height.
- Introduces a Town Centre Transition area adjoining the eastern end of the town centre. This formalises the existing creep of commercial activities into the area.
- Proposed limits on retailing in the transition area reinforce the Town Centre Zone as the shopping hub.

LOCAL SHOPPING CENTRE ZONE

- Replaces the current Corner Shopping Centre Zone, keeping a focus on small scale convenience shopping for locals.
- Proposes including some new areas into the zone: Hawea, Albert Town, Cardrona Valley Road (Wanaka), Adamson Drive (Arrowtown) and Frankton Junction. Some of these areas have existing commercial activities and some open up currently undeveloped land for future commercial use.
- More flexible building height limits in some areas.
- Allows residential apartments above ground floor level.

BUSINESS MIXED USE ZONE

- Replaces the current Business Zone, shifting the emphasis to high quality mixed use areas where people can live, work and shop.
- Excludes most industrial activities.
- Greater building height limits, including significantly greater heights in the Gorge Road area.
- Contributes to increasing housing supply.

AIRPORT MIXED USE ZONE

- A new zone that complements and builds on the airport's designation.
- Allows for the airport to develop and advance its strategic goals, by removing unnecessary regulations (subject to balanced control of effects).



Rural Environment

RURAL ZONE

- Replaces Rural General Zone.
- The following items will be permitted without resource consent, providing a range of standards are met:
 - Buildings located within approved building platforms
 - Alterations to houses located outside of building platforms (usually older houses)
 - Farm buildings
- Informal airports (land used for aircraft take-off and landings not from a designated airport) will remain permitted for activities related to farming and emergencies.
- Informal airports will be allowed, subject to new standards such as:
 - No more than 3 flights per week
 - Take-offs and landings are located at least 500 metres from a property boundary or road
- Some areas in the Wakatipu Basin currently in the Rural Zone will be changed to Rural Lifestyle Zone. These are areas that have been identified as being appropriate for more housing.

- New rules to manage dairy grazing stock and dairy farms including:
 - Excluding dairy grazing stock from the edges of or within waterbodies
 - Requiring effluent holdings tanks, storage ponds and milking sheds to be located 300 metres from roads and neighbouring properties

Activities on the surface of rivers and lakes

- The majority of rules have not been changed and have been kept in the Rural Zone Chapter.
- The type of resource consent required for non-motorised commercial boating activities has been distinguished from motorised boating, recognising that non-motorised activities are likely to have less impact.
- Non-motorised commercial boating activities on Lake Hayes will no longer be prohibited. Motorised boats will remain a prohibited activity.

RURAL LIFESTYLE ZONE

- Minimum lot sizes of 1ha with a 2ha average will be retained.
- The following will be allowed without resource consent, subject to a range of standards:
 - Buildings located within approved building platforms
 - Alterations to houses located outside of building platforms (usually older houses)
- The Rural Lifestyle Zone at Glenorchy has been extended to include limited development on a terrace to the east of the township. The existing no-build area on the Bible Face area has been retained.

RURAL RESIDENTIAL ZONE

- The minimum lot size of 4000m² will be retained.
- Buildings and alterations to buildings will be allowed without resource consent, subject to standards.

GIBBSTON CHARACTER ZONE

- The majority of the existing rules are retained.
- Buildings located within approved building platforms will be permitted without resource consent, subject to standards.

PART 5



District Wide Matters

HISTORIC HERITAGE

- Simplified rules and structure.
- Heritage landscapes confirmed allowing better protection (previously these were indicative only).
- Heritage landscapes and precincts now include a statement of significance and key features to protect.

SUBDIVISION

- More certainty and faster outcomes for landowners proposing well designed, appropriate subdivision in urban areas.
- Infill subdivision will be allowed in the Low Density Residential Zone before the house is built, providing the design complies with the District Plan standards or a resource consent has been obtained. The future lot owners are obliged to build to the approved design, however it lets people undertake a subdivision without the risks and commitment required to build the house first.
- The type of resource consent required for subdivision will change from controlled to discretionary, meaning the Council could decline an application. This provides more certainty that new subdivisions will be well designed and has good outcomes for the community.

- References a Subdivision Design Guide and Council's Infrastructure Code of Practice to encourage good subdivision design and a clear direction for servicing and infrastructure.

NATURAL HAZARDS

- A flexible approach to future development within hazard prone areas, with consideration given to responsible risk management rather than blanket avoidance.
- Maps of Natural Hazard areas will be contained within the Natural Hazards Database rather than District Plan Maps.
- Introduces a range of methods to assist with managing natural hazard risks.

UTILITIES AND RENEWABLE ENERGY

- A new chapter recognising the importance of energy generation and essential utilities to community wellbeing.
- Promotes renewable energy generation and discourages non-renewable sources.
- Implements NPS-REG: The National Policy Statement for Renewable Electricity Generation 2011, NSPET: The National Policy Statement for Electricity Transmission 2008.

- Encourages small scale solar energy generation with a more flexible approach to height to allow solar panels on a roof.

PROTECTED TREES

- Minor and significant trimming to trees and hedgerows is better clarified.
- Identifies 'character' trees and rules to manage trees in streets and public places within the Arrowtown Residential Historic Management Zone.

INDIGENOUS VEGETATION

- The rules will apply to all zones. Currently they only apply in the Rural General Zone.
- More certainty to the rules determining whether indigenous vegetation needs a resource consent before it can be cleared.
- Incorporates a new schedule of areas of significant indigenous vegetation and significant habitats of indigenous fauna.
- Introduces new standards that will better protect areas that are defined as acutely or chronically threatened land environment (20% or less indigenous vegetation remaining).

WILDING EXOTIC TREES

- New rules making planting identified wilding exotic trees a prohibited activity, meaning no application for resource consent can be accepted. Currently, a resource consent can be granted for this activity.

TEMPORARY ACTIVITIES AND RELOCATED BUILDINGS

- Encourages temporary activities such as public events or filming as a permitted activity subject to a range of standards.
- Relocated Buildings in residential areas are provided for as a permitted activity, subject to site design standards such as setbacks, building height, site coverage.

NOISE CHAPTER

- Updated to align with New Zealand best practice and standards.
- Some proposed increases to noise limits within town centres. Details contained within the Town Centre chapters.

DESIGNATIONS

- This chapter contains designations to allow public authorities such as the Council, Police or New Zealand Transport Agency to carry out their essential activities.



Special Zones

JACKS POINT

- Rules are simplified.
- New buildings will no longer require a resource consent.

MILLBROOK

- Rules are simplified.
- The zone is extended to incorporate new land acquired by Millbrook. The structure plan is also modified to account for this.
- Overall development rights (450 dwellings) not increased.

WATERFALL PARK

- Minor changes made to the existing provisions for Waterfall Park to better align with the new format of the Proposed District Plan.



Maps

- The maps have been simplified with fewer colours, clearer labels, legends and an easy to follow index.