

Introduction

We are a group of 18 people who held a series of workshops.

We took a holistic ,whole of district plan approach.

We are a skilled, professional crew of architects, landscape architects and urban designers, who practice and work in this region, .

We believe our submission is really important, our editing is not only about visual effects, but is about enhancing the social wellbeing of our community. From that economic wellbeing flows.

our only self interest is that we care deeply about our towns, and wish to continue to live in a beautiful place that our kids can grow up in.

in our discussions we kept returning to 5 issues, all interwoven.

These issues are relevant in all layers of the plan and form the basis for our edits on the plan.

they are

1.Urban Growth boundaries

- support distinct and defensible.
- Plenty of capacity in already zoned areas.
- Need to stay strong as it is essential that density occurs in these areas and they become lifestyle alternatives to suburban paddocks.
- Affordable because transport is not an issue.
- Locates community facilities within walking distance

leads to

2.Transport Capacity -roads and airports

- Huge issues around growth and capacity not resolved. The airport is at 10 percent of capacity- what are the implications? Do we have to support continued growth and at what cost? Cant we just let growth occur alongside the community. Do we have to accelerate it by promoting growth in tourism, in the airports expansion via the district plan?
- the hegemony of the airport needs to be contained, and we as 75% shareholders can do this if there is community willpower.
- Radical solutions required
- Creating new roads is not the answer- its like feeding the obesity epidemic.
- A perfect storm of visitors and residents colliding at the Frankton roundabout if we continue in a growth and carcentric scenario
- Frankton is at the centre of this perfect storm...leads to..

3. Frankton is a twin centre to the Queenstown Waterfront Centre

- The pdp fails to recognise and reinforce one of the main findings of the Queenstown Growth Strategy , that Frankton be developed as a twin centre, with its own distinct identity.
- It is not just a collection of private landholdings , but has a huge public interest in land in the golf course, camping ground, foreshore of lakes and rivers , events centre, hospital and trails network.
- Needs to be considered as the sporting and transport hub of Queenstown, everything feeds into it. Needs a strong planning framework.
- .the plan must recognise that the airport s growth may be limited by the town that will continue to grow around it. That horse has bolted. will a brake on this continued airport expansion be a bad thing?
- Pete?

4. quality in all areas

- big focus on landscape quality- need to apply that to urban quality
- If densification is to be successful then we need a high quality built environment. We are the jewel in the crown. Not just any place. Wanaka and Queenstown are international brands.
- Plenty of other international towns (ie whistler) are successful because of their tightly held views on quality design.
- Judging quality through promotion of urban design principles, urban design review boards and design guidance at all levels.
- Need to stop judging the landscape purely on visual qualities but all the principles of urban design - such as context, connectivity etc. as effects of subdivision in the landscape ripple beyond merely the visual effects.

5. Rural needs to stay Rural

- the farming landscape is merely a cultural construct. We know what we are saying -we want rural areas to be rural ,and town areas to be town, and the distinction is the quality we seek.
- this plan is for 10 years. Mr goldsmith says only 200 left to be subdivided. what if we said that can happen in ten years time. what if we just said, no more rural subdivision. We want urban growth boundaries, transport, the twin centre, quality medium densit-y housing to work?

submission by Southern Architecture + Women; NZIA Southern following workshops. 18 people are signatories to this document (as listed in original submission.)

Our five issues:

1. Support and strengthen Urban Growth Boundaries.
2. Transportation capacity and network is critical part of strategy, the airport hegemony needs to be contained
3. Recognise and plan for the development of Wider Frankton as a twin centre to the Queenstown Waterfront centre.
4. Promote quality in all areas
5. Rural areas need to stay rural.

All these issues are interwoven and need to be considered at all times.

Strategic direction

3.1 Purpose

This chapter sets out the over-arching strategic direction for the management of growth, land use and development in a manner that ensures sustainable management of the Queenstown Lakes District's special qualities:

- Dramatic alpine landscapes free of inappropriate development
- Clean air and pristine water
- Vibrant and compact town centres that are well designed high quality urban environments.
- Compact and connected ~~settlements~~ urban areas defined by urban growth boundaries that encourage public transport, biking and walking
- Diverse, resilient, inclusive and connected communities
- A district providing a variety of lifestyle choices
- An innovative and diversifying economy based around a strong visitor industry and higher value jobs and industries
- A unique and distinctive heritage
- Distinctive Ngai Tahu values, rights and interests

This direction is provided through a set of Strategic Goals, Objectives and Policies which provide the

direction for the more detailed provisions related to zones and specific topics contained elsewhere in the district Plan.

3.2 goals, Objectives and Policies

3.2.1

Goal-develop a prosperous, resilient and equitable economy

3.2.1.1

Objective - Recognise, develop and sustain the Queenstown Waterfront and Wanaka ~~central~~ Waterfront business areas town centres as the hubs of New Zealand's Premier alpine resorts and the districts economy.

Policies

3.2.1.1.1

Provide a planning framework for the Queenstown and Wanaka ~~central~~ Waterfront business areas town centres that enables quality development and enhancement of the centres as the key commercial, civic and cultural hubs of the District, building on their existing functions and strengths.

3.2.1.1.2

Avoid commercial rezoning that could fundamentally undermine the role of the Queenstown and Wanaka central business areas town centres as the primary focus for the districts economic activity.

3.2.1.1.3

Promote growth in the visitor industry and encourage investment ~~in~~ by lifting the scope and quality of attractions, facilities and services within the Queenstown and Wanaka ~~central business areas~~ town centres.

3.2.1.2

Objective recognise, develop and integrate the key mixed use functions of the Wider Frankton commercial area as defined by the urban Growth Boundary .

Policies

3.2.1.2.1

Provide a planning framework for ~~the~~Wider Frankton commercial area that facilitates the integrated development of the various mixed use development nodes. will enable quality development, connectivity and promote its identity as a recreational and transport hub for the district.

3.2.1.2.2

Recognise and provide for the varying complementary functions and characteristics of the various mixed use development nodes within the Frankton commercial area.

3.2.1.2.3

Avoid additional commercial rezoning that will undermine the function and viability of the Wider Frankton commercial area, or which will undermine increasing integration between the nodes activities -in the area.

3.2.1.3

Objective - ~~Recognise, develop~~ enhance and sustain the key local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka ~~central business areas town centres and~~ Wider Frankton

Policies

3.2.1.3.1

Avoid commercial rezoning that would fundamentally undermine the key local service and employment function role that the larger urban centres outside Queenstown, and Wanaka ~~Waterfront central~~ business areas and Wider Frankton fulfil.

3.2.1.3.2

Reinforce and support the role that township commercial precincts and local shopping centres fulfil in serving local needs.

3.2.1.3.3

Avoid non-industrial activities not related to or supporting industrial activities occurring within areas zoned for Industrial activities.

3.2.1.4

Objective Recognise and provide for the significant socioeconomic benefits of tourism activities across the district

3.2.1.4.1

Enable the use and development of natural and physical resources for tourism activity where adverse effects are avoided, remedied or mitigated

3.2.1.5

Objective - Enable the development of innovative and sustainable enterprises that contribute to the diversification of the districts economic base and create employment opportunities

Policies

3.2.1.5.1

Provide for a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification.

3.2.1.5.2

Encourage economic activity to adapt to and recognise opportunities and risks associated with climate change and energy and fuel pressures.

3.2.1.6

Objective

Recognise the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided a ~~sensitive approach is taken to~~ adverse effects on rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests are avoided, remedied or mitigated.

3.2.1.7

Objective - ~~Maintain and promote~~ the efficient and effective operation, maintenance, development and upgrading of the Districts infrastructure, including designated airports, key roading, **bridges, ferries** and communication technology networks.

Policies

3.2.1.7.1

~~Safeguard the efficient and effective operation of regionally significant infrastructure from new incompatible activities~~

3.2.1.8 Plan for good design in all development.

3.2.2

Goal - The strategic and integrated management of urban growth

3.2.2.1

Objective - Ensure urban development occurs in a logical manner:

- ~~to promote a~~ that promotes a compact, well designed and integrated urban form;
- that manages the cost of Council infrastructure; and
- that protects the districts rural landscapes from sporadic and sprawling development
- **that further urban development within the district occurs within urban growth boundaries.**

~~2.2.1.1~~

~~Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin, Arrowtown and Wanaka.~~

~~3.2.2.1.2~~

~~Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.~~

~~3.2.1.3~~

~~Manage the form of urban development within the UGBs ensuring:~~

~~Connectivity and integration with existing urban development; Sustainable provision of Council infrastructure; and Facilitation of an efficient transport network, with particular regard to integration with public and active transport systems~~

~~3.2.1.4~~

~~Encourage a higher density of residential development in locations close to town centres, local shopping zones, activity centres, public transport routes and nonvehicular trails.~~

~~3.2.2.1.5~~

~~Ensure UGBs contain sufficient suitably zoned land to provide for future growth and a diversity of housing choice.~~

~~3.2.2.1.5~~

~~Ensure that zoning enables effective market competition through distribution of potential housing supply across a large number and range of ownerships, to reduce the incentive for land banking in order to address housing supply and affordability.~~

~~3.2.2.1.7~~

~~That further urban development of the districts small rural settlements be located within and immediately adjoining those settlements.~~

3.2.2.2

Objective

Manage development in areas affected by natural hazards

policy

3.2.2.2.1

Ensure a balanced approach between enabling higher density development within the Districts scarce urban land resource and addressing the risks posed by natural hazards to life and property

Goal

3.2.3

Goal - A quality built environment taking into account the character of individual communities

3.2.3.1

Objective

–Achieve a built environment that ensures our urban areas are desirable and 3 safe places to live, work and play.

Policies

3.2.3.1.1

Ensure development responds to the character of its site, the street, open space and surrounding area,

by consideration of context, character, choice, connections, creativity, custodianship and collaboration whilst acknowledging the necessity of increased densities and some change in character in certain locations.

3.2.3.1.2

That larger scale development is comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.

3.2.3.1.2

Promote energy and water efficiency opportunities, waste reduction and sustainable

3.2.3.2 Objective- Protect the Districts cultural heritage values and ensure development is sympathetic to them

Policies

3.2.3.2.1

Identify heritage items and ensure they are protected from inappropriate development.

3.2.4

Goal - The protection of our natural and ecosystems

3.2.4.1 Objective - ~~Promote development and activities that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems.~~ Ensure development and activities maintain indigenous biodiversity, and sustain or enhance the life-supporting capacity of

air, water, soil and ecosystems.

3.2.4.2 Objective - Protect areas with significant Nature Conservation Values.

Policies

3.2.4.2.1

Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas on the District Plan maps

and ensure their protection.

~~Where adverse effects on nature conservation values cannot be avoided, remedied or mitigated, consider environmental compensation as an alternative.~~

3.2.4.2.2

Objective - Maintain or enhance the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities.

Policies

3.2.4.2.1

That development does not adversely affect the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities

3.2.4.4

Objective - Avoid the spread of wilding exotic vegetation with the potential to spread and naturalise. to protect nature conservation values.

Policies

~~That Prohibit the planting of identified exotic vegetation with the potential to spread and naturalise is banned.~~

3.2.4.5

Objective - Preserve or enhance the natural character of the beds and margins of the lakes, rivers and wetlands.

Policies

That subdivision and / or development which may have adverse effects on the natural character and nature conservation values of the Districts lakes ,rivers, wetlands and their beds and margins be carefully managed so that life-supporting capacity and natural character is maintained or enhanced.

3.2.4.6

Objective - Maintain or enhance the water quality and function of our lakes, rivers and wetlands.

Policies

3.2.4.6.1

That subdivision and / or development be designed so as to avoid adverse effects on the water quality of lakes, rivers and wetlands in the District.

3.2.4.7

Objective - Facilitate public access to the natural environment.

3.2.4.7.1

Opportunities to provide public access to the natural environment are sought at the time of plan change, subdivision or development.

3.2.4.8 Objective-Respond positively to Climate Change

Policies

3.2.4.8.1

Concentrate development within existing urban areas, promoting higher density development that is more energy efficient and supports public transport, to limit increases in greenhouse gas emissions in the District

3.2.5

Goal - Our distinctive landscapes are protected from inappropriate development.

3.2.5.1

Objective - **Protection of Outstanding Natural Features and Landscapes** ~~the natural character~~ quality of the from ~~inappropriate~~ subdivision, use and development.

Policies

3.2.5.1.1

Identify the district's Outstanding Natural Landscapes and outstanding natural features on the District Plan maps, and minimise, avoid, remedy or mitigate the effects of subdivision, use and development on these landscapes.

3.2.5.1.2

maintain the openness of those outstanding natural landscapes and features which have an open character at present

3.2.5.2

Objective - Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes. ~~Maintain and enhance the landscape character of the Rural Landscape Classification, whilst acknowledging the potential for managed and low impact change.~~

policy

3.2.5.2.1

Identify the district's Rural Landscapes Classification on the District Plan maps, and minimise, avoid, remedy or mitigate the effects of subdivision, use and development on these landscapes

3.2.5.3.

Objective - Direct new urban subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.

Policies

3.2.5.3.1

~~New urban subdivision use or development will occur in those areas which have potential to absorb change without detracting from landscape and amnetiy values~~ Direct urban development is directed to occur within Urban Growth Boundaries, or within the existing rural townships.

3.2.5.4

Objective- Recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.

Policies

3.2.5.4.1

Give careful consideration to cumulative effects in terms of character and environmental impact when considering residential activity in rural areas.

3.2.5.4.2

Provide for rural living opportunities in appropriate locations.

3.2.5.5

Objective - Recognise that agricultural land use is fundamental to the character of our landscapes.

Policies

3.2.5.5.1

Give preference to farming activity in rural areas except where it conflicts with significant nature conservation values.

3.2.5.5.2

Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of farming and that evolving forms of agricultural land use which may change the landscape are anticipated

3.2.6

Goal - Enable a safe and healthy community that is strong, diverse and inclusive for all people.

Objective - ~~Provide~~ Enable access to quality housing that is more affordable

Policies

3.2.6.1.1

~~Provide~~ Enable opportunities for low and moderate income Households to live in the District in a range of accommodation appropriate for their needs.

3.2.6.1.2

In applying plan provisions, have regard to the extent to which minimum site size, density, height, building coverage and other quality controls influence Residential Activity affordability.

3.2.6.2

Objective - ~~Ensure~~ a mix of housing opportunities is realised

Policies

3.2.6.2.1

Promote mixed densities of housing in new and existing urban communities.

3.2.6.2.2

Enable high density housing adjacent or close to the larger commercial centres in the District.

3.2.6.2.3

Explore and encourage innovative approaches to design to provide help enable access to affordable housing.

3.2.6.3

Objective – Provide a high quality network of open spaces and community facilities.

Policies

3.2.6.3.1

Ensure that open spaces and community facilities are accessible for all people.

3.2.6.3.2

That open spaces and community facilities are located and designed to be desirable, safe, accessible places.

3.2.6.4

Objective - Ensure planning and development maximises opportunities to create safe and healthy communities through quality subdivision and building design.

Policies

3.2.6.4.1

Ensure Council-led and private design and development of public spaces and built development maximises public safety and well being by adopting "crime prevention through environmental design, and the New Zealand Urban Design Protocol

3.2.6.4.2

Ensure council led and private design and development of public spaces and built environment maximised the opportunity for recreational and commuting walking and

cycling.

3.2.7

Goal - Council will act in accordance with the principles of the Treaty of Waitangi and in partnership with Ngai Tahu.

3.2.7.1-

Objective Recognise and provide for Protect Ngai Tahu values, rights and interests,including taonga species and habitats, and wahi tupuna.

3.2.7.2

Objective Enable the expression of kaitiakitanga by providing for meaningful collaboration with Ngai Tahu in resource management decision making and implementation.

*submission by Southern Architecture + Women; NZIA Southern following workshops. 18 people are signatories to this document(as listed in original submission.)
Our five issues:*

- 1.Support and strengthen Urban Growth Boundaries.*
 - 2.Transportation capacity and network is critical part of strategy, the airport hegemony needs to be contained*
 - 3. Recognise and plan for the development of Wider Frankton as a twin centre to the Queenstown Waterfront centre.*
 - 4.Promote quality in all areas*
 - 5.Rural areas need to stay rural.*
- All these issues are interwoven and need to be considered at all times.*

4 URBAN DEVELOPMENT

4.1 Purpose

The purpose of this Chapter is to set out the objectives and policies for managing the spatial location and layout of urban development within the District. This chapter forms part of the strategic intentions of this District Plan and will guide planning and decision making for the District's major urban settlements and smaller urban townships. This chapter does not address site or location specific physical aspects of urban development (such as built form) - reference to zone and District wide chapters is required for these matters.

The District experiences considerable growth pressures. Urban growth within the District occurs within an environment that is revered for its natural amenity values, and the District relies, in large part for its social and economic well being on the quality of the landscape, open spaces , ~~and environmental image-ecological responsiveness, and built environment.~~ ~~If not properly controlled, urban growth can result in adverse effects on the quality of the built environment, with flow on effects to the impression and enjoyment of the district by residents and visitors~~

Uncontrolled urban development can result in the fragmentation of rural land; and poses risks of urban sprawl, disconnected urban settlements and a poorly coordinated infrastructure network. The roading network of the District is under some pressure and more low density residential development located remote from employment and service centres has the potential to exacerbate such problems.

The objectives and policies for Urban Development provide a framework for a managed approach to urban development that utilises land and resources in an efficient manner, and preserves and enhances natural amenity values. The approach seeks to achieve integration between land use, transportation, services, open space networks, community facilities and education; and increases the viability and vibrancy of urban areas.

Urban Growth Boundaries are established for the key urban ~~centres~~ ~~areas~~ of Queenstown, Wanaka and Arrowtown, providing a tool to manage anticipated growth while protecting the individual roles, heritage and character of these areas. Specific policy is provided for these areas, including provision for increased density to

contribute to ~~a~~ more compact and connected urban forms that offer a quality environment to live, work and play.

4.2 Objectives and Policies

4.2.1

Objective - Urban development is coordinated with infrastructure and services and is undertaken in a manner that protects the environment, rural amenity and outstanding natural landscapes and features.

Policies

4.2.1.1

Land within and ~~adjacent~~ to the major urban settlements will provide the focus for urban development, with a lesser extent accommodated within smaller rural townships.

~~4.2.1.2~~

~~Urban development is integrated with existing public infrastructure, and is designed and located in a manner consistent with the capacity of existing networks.~~

Urban development is integrated with existing public infrastructure, and is designed and located in a manner consistent with the capacity of existing networks, including planned expansion to accommodate growth within urban areas.

4.2.1.3

Encourage a higher density of residential development in locations that have convenient access to public transport routes, cycleways or are in close proximity to community and education facilities.

4.2.1.4

Development enhances connections to public recreation facilities, reserves, open space and active transport networks.

4.2.1.5

Urban development is contained within ~~or immediately adjacent to~~ existing settlements.

4.2.1.6

Avoid sporadic urban development ~~that would adversely affect the natural environment, rural amenity or landscape values; or compromise the viability of a nearby township.~~

4.2.1.7

Urban development is located so as to maintains the productive potential and soil resource of rural land

4.2.2

Objective- Urban Growth Boundaries are established as a tool to manage the growth of major centres within distinct and defensible urban edges

Policies

4.2.2.1

Urban Growth Boundaries define the limits of urban growth, ensuring that urban development is contained within those identified boundaries, and urban development is avoided outside of those identified boundaries.

4.2.2.2

Urban Growth Boundaries are of a scale and form which is consistent with the anticipated demand for urban development over the planning period, and the appropriateness of the land to accommodate growth.

4.2.2.3

Within Urban Growth Boundaries, land is allocated into various zones which are reflective of the appropriate land use.

4.2.2.4

Not all land within Urban Growth Boundaries will be suitable for urban development, such as (but not limited to) land with ecological, heritage or landscape significance; or land subject to natural hazards. The form and location of urban development shall take account of site specific features or constraints to protect public health and safety.

4.2.2.5

Urban Growth Boundaries may need to be reviewed and amended over time to address changing community needs.

4.2.3

Objective-

Within Urban Growth Boundaries, provide for a compact and integrated urban form that limits the lateral spread of urban areas, and maximises the efficiency of infrastructure operation and provision.

Policies

4.2.3.1

Provide for a compact urban form that utilises land and infrastructure in an efficient and sustainable manner, ensuring:

- ☑ connectivity and integration;*
- ☑ the sustainable use of public infrastructure;*
- ☑ convenient linkages to the public and active transport network; and*
- ~~*☑ housing development does not compromise opportunities for commercial or community facilities in close proximity to centres.*~~

4.2.3.2

Enable an increased density of residential development in close proximity to town centres, public transport routes, community and education facilities.

~~4.2.3.3~~

~~*Low density development does not compromise opportunities for future urban development.*~~

~~4.2.3.4~~

~~*Urban development occurs in locations that are adequately serviced by existing public infrastructure, or where infrastructure can be efficiently upgraded*~~

4.2.3.5

For urban centres where Urban Growth Boundaries apply, new public infrastructure networks are limited exclusively to land within defined Urban Growth Boundaries.

4.2.3.6

Development improves connections to recreational and community facilities, and enhances the amenity and vibrancy of urban areas.

4.2.3.7

~~The edges of Urban Growth boundaries are~~ To manage the edges interface between of urban and rural areas at the edges of the Urban Growth Boundaries as a distinct and defensible boundary

To address:

(a) reverse sensitivity effects, including from noise, odour and dust: and

(b) impacts on rural character and amenity values

(c) urban creep beyond the boundary into rural areas

through the use of:

- appropriate zoning and density controls;
- setbacks to maintain amenity and open space;

to ensure transition to rural areas occurs within the boundary

4.2.3.8

Land use within the ~~Air Noise Boundary or~~ Outer Control Boundary of the Queenstown Airport is managed to ~~prohibit or limit~~ minimise the adverse effects of Activities Sensitive to Aircraft Noise on the operations of the Queenstown airport

4.2.4 Objective

Manage the scale and location of urban growth in the Queenstown Urban Growth boundary

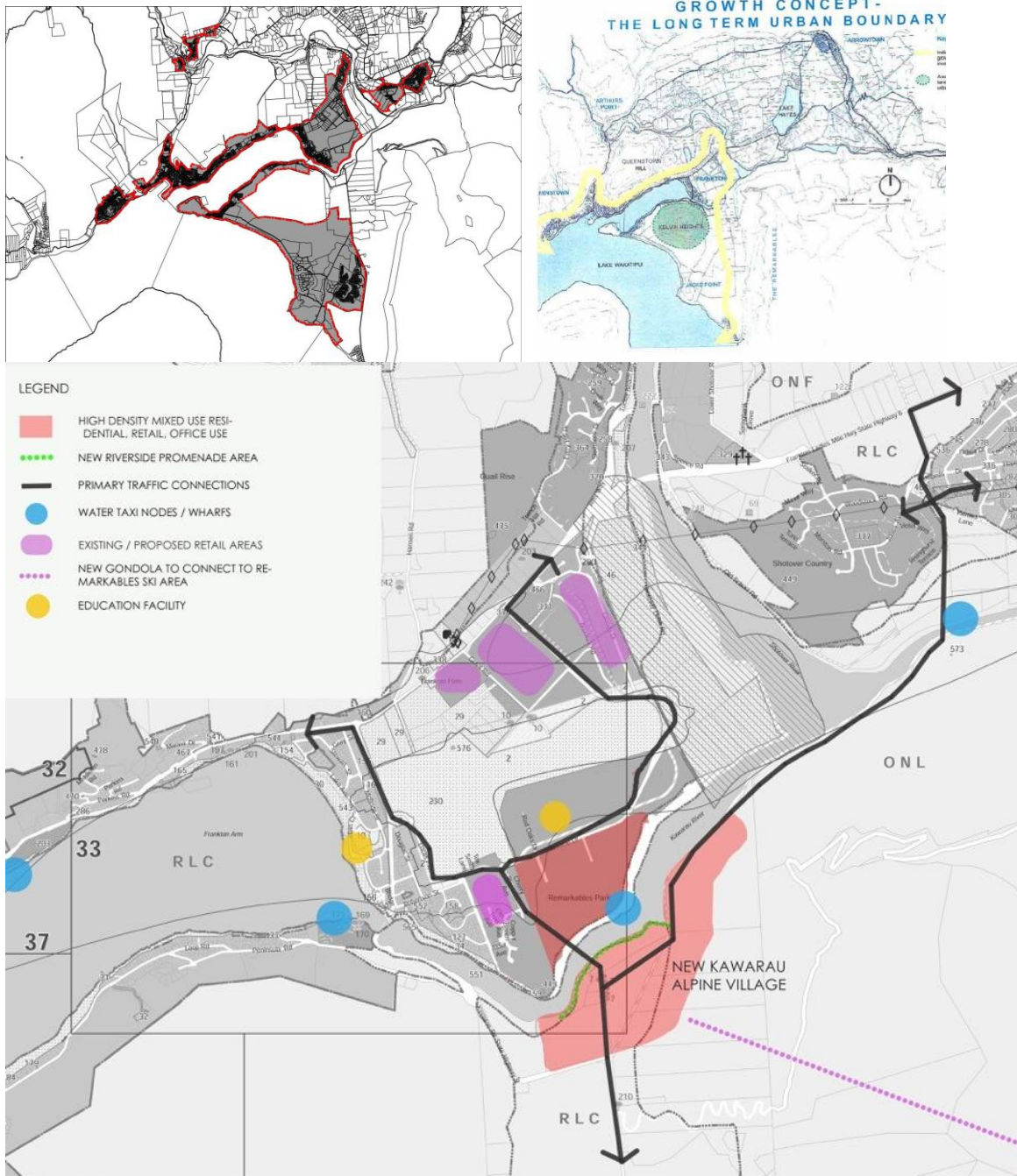
4.2.4.1 Limit the spatial growth of Queenstown so that

- the natural environment is protected from encroachment by urban development
- sprawling of residential settlements into rural areas is avoided
- residential settlements become better connected through the coordinated delivery of infrastructure and community facilities
- transport networks are integrated and the viability of public and active transport is improved
- the provision of infrastructure occurs in a logical and sequenced manner
- the role of Queenstown Town Centre as a key tourism ~~and employment~~ cultural and civic hub is strengthened
 - ~~the role of Wider Frankton in providing local commercial and industrial services is strengthened~~ as a recreational and service hub is strengthened

4.2.4.2 Ensure that development within the Queenstown Urban Growth Boundary:

- Achieves a high quality urban environment responsive to the context of its surroundings.
- Is respectful of view shafts

- enhances and promotes the significant landscape feature of Horne creek through Gorge road mixed use area and the town centre
- Does not diminish the qualities of other significant landscape and water features
- Provides a diverse supply of residential development to cater for the needs of residents and visitors
- Provides increased density in locations close to key public transport routes and with convenient access to the Queenstown Town Centre and Wider Frankton
- ~~Provides an urban form that is sympathetic to the natural setting and enhances the quality of the built environment~~
- Provides infill development as a means to address future housing demand
- ~~Provides a range of urban land uses that cater for the foreseeable needs of the community~~
- ~~Maximises the efficiency of existing infrastructure networks and avoids expansion of networks before it~~



4.2.5

Arrowtown

Objective - Manage the scale and location of urban growth in the Arrowtown Growth Boundary.

Policies

4.2.5.1

Limit the spatial growth of Arrowtown so that:

- Adverse effects of development outside the Arrowtown Urban Growth Boundary are avoided.
- the character and identity of the settlement, and its setting within the landscape is preserved or enhanced.

4.2.5.2

Ensure that development within the Arrowtown Urban Growth Boundary provides:

- Achieves a high quality urban environment responsive to the context of its surroundings

~~an urban form that is sympathetic to the character of Arrowtown, including its scale, density, layout and legibility in accordance with the Arrowtown Design Guidelines 2006 (and any adopted updates).~~

- ***provides*** opportunity for sensitively designed medium density infill development in a contained area closer to the town centre, so as to provide more housing diversity and choice and to help reduce future pressure for urban development adjacent or close to Arrowtown's Urban Growth Boundary.
- ***has*** a designed urban edge with landscaped gateways that promote or enhance the containment of the town within the landscape, where the development abuts the urban boundary for Arrowtown
- ***provides*** for Feehley's Hill and land along the margins of Bush Creek and the Arrow River to be retained as reserve areas as part of Arrowtown's recreation and amenity resource.
- ***Does not diminish the qualities of other significant landscape features***
- ~~***To recognise***~~ ***Recognises*** for the importance of the open space pattern that is created by the inter-connections between the golf courses and other Rural General land.

Wanaka

4.2.6

Objective- Manage the scale and location of urban growth in the Wanaka Urban Growth Boundary. Policies

Limit the spatial growth of Wanaka so that:

- *The rural character of key entrances to the town is retained and protected, as provided by the natural boundaries of the Clutha River and Cardrona River*
- *A distinction between urban and rural areas is maintained to protect the quality and character of the environment and visual amenity*
- *Ad hoc development of rural land is avoided*
- *Outstanding Natural Landscapes and Outstanding Natural Features are protected from encroachment by urban development*

4.2.6.2

Ensure that development within the Wanaka Urban Growth Boundary:

- ***Achieves a high quality urban environment responsive to the context of its surroundings***
- *Supports increased density through greenfield and infill development, in appropriate locations, to avoid sprawling into surrounding rural areas*
- *Provides a sensitive transition to rural land at the edge of the Urban Growth Boundaries through the use of: appropriate zoning and density controls; setbacks to maintain amenity and open space; and design standards that limit the visual prominence of buildings*
- *Facilitates a diversity of housing supply to accommodate future growth in permanent residents and visitors*
- *Maximises the efficiency of existing infrastructure networks and avoids expansion of networks before it is needed for urban development*
- *Supports the coordinated planning for transport, public open space, walkways and cycleways and community facilities*

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2.Transportation capacity and network is critical part of strategy, the airport hegemony needs to be contained

3. Recognise and plan for the development of Wider Frankton as a twin centre to the Queenstown Waterfront centre.

4.Promote quality in all areas

5.Rural areas need to stay rural.

All these issues are interwoven and need to be considered at all times.

Landscape

6 Landscape

6.1 Purpose

The purpose of this chapter is to recognise the landscape as a significant resource to the District and region. This resource requires protection from inappropriate activities that could degrade its qualities, character and values.

Landscapes have been categorised to provide certainty of their importance to the District, to align with regional and national legislation and to provide decision makers with a basis to consider the appropriateness of activities when having regard to the RMA, in particular, Outstanding Natural Features and Landscapes as matters of national importance.

6.2 Values

The District's landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open spaces and environmental image.

*The **natural and physical** landscapes consist of a variety of landforms created by uplift and glaciations, which include mountains, ice-sculpted rock, scree slopes, moraine, fans, a variety of confined and braided river systems, valley floors and lake basins. These distinct landforms remain easily legible and strong features of the present landscape.*

Indigenous vegetation also contributes to the quality of the District's landscapes. Whilst much of the original vegetation has been modified, the colour and texture of indigenous vegetation within these landforms contribute to the distinctive identity of the District's landscapes.

*The open character of **productive farmland rural land** is **a one** key element of the landscape character which can be vulnerable to degradation from subdivision, development and non-farming activities. The prevalence of large **farms and** landholdings contributes to the open space and rural working character of the landscape. The predominance of open space over housing and related domestic elements is a strong determinant of the character of the District's rural landscapes.*

Some rural areas, particularly those closer to Queenstown and Wanaka town centres and within parts of the Wakatipu Basin, have an established pattern of housing on smaller landholdings. The landscape character of these areas has been modified by vehicle accesses, earthworks and vegetation planting for amenity, screening and shelter, which have reduced the open character exhibited by larger scale farming activities.

While acknowledging these rural areas have established housing, a substantial amount of subdivision and development has been approved in these areas and the landscape values of these areas are vulnerable to degradation from further subdivision and development. It is realised that rural lifestyle living development has a finite capacity if the District's distinctive rural landscape values are to be sustained.

The lakes and rivers both on their own and, when viewed as part of the distinctive landscape, are a significant element of the national and international identity of the District and provide for a wide range of amenity and recreational opportunities. They are nationally and internationally recognised as part of the reason for the District's importance as a visitor destination, as well as one of the reasons for residents to belong to the area.

Managing the landscape and recreational values on the surface of lakes and rivers is an important District Plan function.

Landscapes have been categorised into three classifications within the Rural Zone. These are Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF), where their use, development and protection are a matter of national importance under Section 6 of the RMA. The Rural Landscapes-€ classification (RL€) makes up the remaining Rural Zoned land and has varying types of landscape character and amenity values. Specific policy and assessment matters are provided to manage the potential effects of subdivision and development in these locations.

6.3 Objectives and Policies

~~Objective - The District contains and values Outstanding Natural Features, 6.3.1 Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development~~
~~Landscapes are managed and protected from the adverse effects of subdivision, use and development.~~

Policies

6.3.3.1

~~Identify the District's Outstanding Natural Landscapes and Outstanding Natural Features on the Planning Maps-~~

~~6.3.1.2-1~~

~~Identify the District's Outstanding Natural Landscapes and Outstanding Natural Features on the Planning Maps and €-classify the Rural Zoned landscapes in the District as:~~

~~☐ Outstanding Natural Feature (ONF)~~

~~☐ Outstanding Natural Landscape (ONL)~~

~~☐ Rural Landscape Classification-(RLC)~~

~~6.3.1.32 T~~

~~hat subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 because subdivision and development is inappropriate in almost all locations, meaning successful applications will be exceptional cases.~~

~~6.3.1.43~~

~~That subdivision and development proposals located within the Rural Landscape be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters.~~

~~6.3.1.54~~

~~Avoid u Urban subdivision and urban development in the Rural Zones. shall:~~

~~☐ Avoid degradation of the Outstanding Natural Features and Landscapes;~~

~~☐ Be located only in those parts of the Rural Landscape that have capacity to absorb change.~~

~~6.3.1.65 Enable rural lifestyle living through applying Rural Lifestyle, Zone and Rural Residential and Resort Zone plan changes in areas where the landscape can accommodate change.~~

~~6.3.1.76 When locating urban growth boundaries or extending urban settlements through plan changes, avoid impinging on Outstanding Natural Landscapes or Outstanding Natural Features and minimise disruption degradation to of the values derived from open rural landscapes.~~

~~6.3.1.65~~

~~Enable rural lifestyle living through applying Rural Lifestyle, Zone and Rural Residential and Resort Zone plan changes in areas where the landscape can accommodate change.~~

6.3.1.76-5

When locating urban growth boundaries or extending urban settlements through plan changes, avoid impinging on Outstanding Natural Landscapes or Outstanding Natural Features and minimise ~~disruption~~ degradation to of the values derived from open rural landscapes.

6.3.1.87 6

Ensure that the location and direction of lights does not cause glare to other properties, roads, and public places or avoids degradation of the night sky, landscape character and sense of remoteness where it is an important part of that character.

6.3.1.98

Ensure the District's distinctive landscapes are not degraded by forestry and timber harvesting activities.

6.3.1.109

Recognise that many activities on both large and small low-intensity pastoral farming on large landholdings contributes to the District's landscape character.

6.3.1.1110

Recognise the importance of protecting the landscape character and visual amenity values, particularly as viewed from public places.

6.3.1.1211

Recognise and provide for the protection of Outstanding Natural Features and Landscapes with particular regard to values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua, including Tōpuni.

6.3.1.12

Regionally significant infrastructure shall be located to avoid degradation of the landscape, while acknowledging location constraints.

6.3.2

~~Objective - Avoid adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development~~ **Landscapes are protected from the adverse cumulative effects of subdivision, use and development.**

Policies

6.3.2.1

Acknowledge that subdivision and development in the rural zones, specifically residential development, has a finite capacity if the District's landscape quality, character and amenity values are to be sustained

6.3.2.2.

Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be degraded.

6.3.2.3

Recognise that proposals for residential subdivision or development in the Rural Zone that seek support from existing and consented subdivision or development have potential for adverse cumulative effects., Particularly where the subdivision and development would constitute sprawl along roads.

6.3.2.4

Have particular regard to the potential adverse effects on landscape character and visual amenity values from infill within areas with existing rural lifestyle development or where further subdivision and development would constitute sprawl along roads.

6.3.2.5

Ensure incremental changes from subdivision and development do not degrade landscape quality, character or openness as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks.

Objective – Protection, ~~maintain~~ maintenance or enhancement of the District's Outstanding Natural Features (ONF).

Policies

6.3.3.1

Avoid subdivision and development on Outstanding Natural Features that does not protect, maintain or enhance Outstanding Natural Features.

6.3.3.2

Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Landscapes adjacent to Outstanding Natural Features would not degrade the landscape quality, character and visual amenity of Outstanding Natural Features

6.3.4 Objective - Protection, maintain maintenance or enhancement of the District's Outstanding Natural Landscapes (ONL).

Policies

6.3.4.1

Avoid subdivision and development that would degrade the important qualities of the landscape character and amenity, particularly where there is no or little capacity to absorb change.

6.3.4.2

Recognise that large parts of the District's Outstanding Natural Landscapes include working farms and accept that viable farming involves activities which may modify the landscape, providing the quality and character of the Outstanding Natural Landscape is not adversely affected.

6.3.4.3

Have regard to adverse effects on landscape character, and visual amenity values as viewed from public places, with emphasis on views from formed roads.

6.3.4.4

The landscape character and amenity values of the Outstanding Natural Landscape are a significant intrinsic, economic and recreational resource, such that large scale renewable electricity generation or new large scale mineral extraction development proposals including windfarm or hydro energy generation are not likely to be compatible with the Outstanding Natural Landscapes of the District.

~~**Objective – Ensure subdivision and development does not degrade landscape character and diminish visual amenity values of the Rural Landscapes (RLC). Subdivision, use and development maintains and enhances the quality and visual amenity values of the Rural Landscapes (RLC).**~~

Policies

6.3.5.1

~~Allow subdivision and development only where it will not degrade landscape quality or character, or diminish the visual amenity values identified for any Rural Landscape.~~

~~6.3.5.2~~

~~Avoid adverse effects from subdivision and development that are:~~

~~☐ Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and~~

~~☐ Visible from public roads.~~

~~6.3.5.3~~

~~Avoid planting and screening, particularly along roads and boundaries, which would degrade openness where such openness is an important part of the landscape quality or character.~~

~~6.3.5.4~~

~~Encourage any landscaping to be sustainable and consistent with the established character of the area.~~

~~6.3.5.5~~

~~Encourage development to utilise shared accesses and infrastructure, and to locate within the parts of the site where they it will be least visible, and have the least minimise disruption to the landform and rural character.~~

~~Have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present.~~

6.3.6

Objective – Protection, maintain-maintenance or enhancement of the landscape quality, character and visual amenity provided by of the lakes and rivers and their margins. from the adverse effects of structures and activities.

Policies

6.3.6.1

Control the location, intensity and scale of buildings, jetties, moorings and ~~utility~~ infrastructure structures on the surface and margins of water bodies and ensure these structures maintain or enhance the landscape quality, character and amenity values.

6.3.6.2

Recognise the character of the Frankton Arm including the established jetties and provide for these on the basis that the visual qualities of the District's distinctive landscapes are maintained and enhanced.

6.3.6.3

Recognise the urban character of Queenstown Bay and provide for structures and facilities providing they protect, maintain or enhance the appreciation of the District's distinct landscapes.

6.3.7

Objective – Protection, maintenance or enhancement of indigenous biodiversity where it contributes to the visual quality and distinctiveness of the District's landscapes.

Policies

6.3.7.1

Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced,

particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land.

6.3..7.2

Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes.

6.3.8

Objective - ~~Recognise the dependence of tourism on the~~ Use and enjoyment of the District's landscapes for recreation and tourism.

Policies

6.3.8.1

Acknowledge the contribution tourism infrastructure makes to the economic and recreational values of the District.

6.3.8.2

Recognise that commercial recreation and tourism related activities locating within the rural zones may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values.

6.3.8.3

Exclude identified Ski Area Sub Zones from the landscape categories and full assessment of the landscape provisions while controlling the impact of the ski field structures and activities on the wider environment.

6.3.8.4

Provide a separate regulatory regime for the Gibbston Valley, identified as the Gibbston Character Zone, in recognition of its contribution to tourism and viticulture while controlling the impact of buildings, earthworks and non-viticulture related activities on the wider environment.

6.4 Rules

6.4.1

Application of the landscape provisions

6.4.1.1

The term 'subdivision and development' includes subdivision, identification of building, any buildings and associated activities such as roading, earthworks, lighting, landscaping, planting and boundary fencing and access / gateway structures.

6.4.1.2

~~The landscape categories apply only to the Rural Zone.~~ The Landscape Chapter and strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue.

6.4.1.3

The landscape categories assessment matters apply only to the Rural Zone, and for clarification purposes do not apply to the following areas within the Rural Zones:

a Ski Area Activities within the Ski Area Sub Zones.

b The area of the Frankton Arm located to the east of the Outstanding Natural b.Landscape line as shown on the District Plan maps.

c The Gibbston Character Zone

d The Rural Lifestyle Zone.

The Rural Residential Zone.

~~6.4.1.4 The landscape categories apply to lakes and rivers. Except where otherwise stated or shown on the Planning Maps, lakes and rivers are categorised as outstanding natural landscapes.~~

6.4.1.54

Where a utility is to be located within the Rural Zone and requires resource consent as a discretionary activity, the objectives and policies of the landscape chapter are applicable