



Three Parks

Chapter 19A Three Parks Commercial Zone and existing PDP zones

Three Parks is a 100ha mixed use development that provides for a range of activities including commercial, residential, visitor accommodation, community and recreation activities within Wānaka urban area.

Although not yet developed, Three Parks will include a commercial area for mixed use development, which will adjoin an area for large format retail and extensive areas for residential growth at various densities.

The proposal uses existing Proposed District Plan zones including the Medium Density Residential, Lower Suburban Density Residential, High Density Residential, and Business Mixed Use. In addition, a new Three Parks Commercial Zone and a General Industrial Zone are proposed. These are the zones that most align with the existing Three Parks subzones. The planning maps illustrate the extent of each Zone.

The proposal aims to ensure that the area maintains good urban design while being attractive for all forms of development.

THE CURRENT SITUATION

The Three Parks Special Zone was intended to provide for a mix of urban land uses to meet population growth in Wānaka.

To date, limited development has occurred within Three Parks. While the Wānaka population continues to grow, there is sufficient capacity to meet predicted future growth.

The focus of this review has been to incorporate Three Parks into the Proposed District Plan based on the current mix of land uses.

WHAT IS BEING PROPOSED

The proposals in this chapter are intended to simplify the planning framework, enabling development but retaining the same environmental outcomes for the area.

The main changes are:

- > Using existing Proposed District Plan zones including Medium Density Residential, Lower Suburban Density Residential, High Density Residential, and Business Mixed Use to replace the subzones of the current Three Parks Special Zone.
- > Including a structure plan to support an overall urban design and street layout.
- > Applying the General Industrial Zone (this is aligned with the existing Three Parks Business subzone) that also forms part of Stage 3 of the District Plan review.
- > Continuing to focus on good urban design. This includes requiring quality public spaces and active transport networks within Three Parks.
- > Including land specifically for large format retail activities in the retail and business development areas, by introducing a new Three Parks Commercial zone.

WANT TO GET INTO MORE DETAIL?

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

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

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