

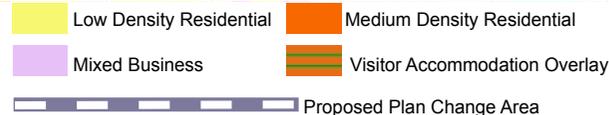
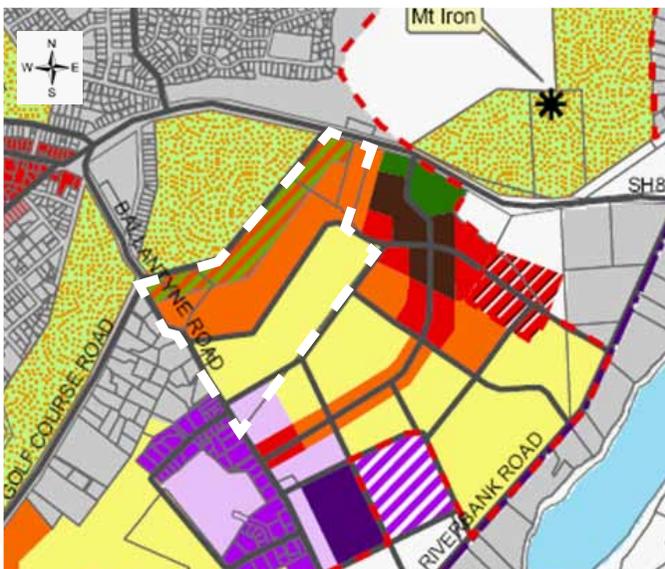
### Three Parks Plan Change

In April 2009 Plan Change 16 – Three Parks was publicly notified. This Plan Change sought to rezone approximately 100 ha of land, which lies to the southwest of Mount Iron, for urban development, including a retail centre, with a range of land uses in accordance with the Wanaka Structure Plan. The land was previously mainly zoned Rural General with some Rural Residential zoning. The Council's decision on the Plan Change was publicly notified in December 2009. The Council's decision on the Plan Change is currently under appeal.

### Proposal

Council has been working with the landowners south of the town centre bounded by Ballantyne Road to the west and the Wanaka - Luggate highway to the east the Golf Course to the north and the Three Parks Plan Change area to the south regarding a possible Plan Change. This land is currently zoned Rural General. The proposal is to change the zoning to allow for low and medium density residential and visitor accommodation. This proposed zoning reflects the zoning proposed in the Wanaka Structure Plan.

### Wanaka Structure Plan 2007



View from Mount Iron

## Have your say...

## North Three Parks

### Things to think about

- What do you think of the proposed mix of housing types (medium and low density residential)?
- What provision should be made for affordable housing, open space, community and recreational facilities?
- Should this plan change happen now?
- Is this an appropriate location for visitor accommodation?
- How should future development on this site be managed by provisions in the District Plan?

### What's the next step?

Council will consider all comments received and look at what changes can be made to address concerns and ideas raised. Following this initial consultation, the Council will consider whether to develop and notify a change to the District Plan later this year, which will include a further formal consultation process.

### Feedback:

We welcome your feedback on any aspect of the proposal set out in the discussion document. Please send your comments to:

Attention: Sue Mavor  
Queenstown Lakes District Council, Private Bag 50072  
Queenstown 9348  
or email to [services@qldc.govt.nz](mailto:services@qldc.govt.nz)

**Comments must be received by 19 July 2010.**

### Background

The current population projections confirm that the significant growth in Wanaka will continue. The projections state that in 2029 an average day for Wanaka will have 11,153 usually resident population. This does not include second home owners or international or domestic visitors.

The Council has sought to address these growth issues over the years through a series of studies and work with the community.

### Wanaka 2020 Community Plan

This was the first step in a process for making policy decisions about growth in Wanaka. The purpose was to develop a growth management strategy for Wanaka, which is economically, socially and environmentally sustainable. The community considered that growth should not be stopped but needed to be managed carefully. The plan identified mechanisms to ensure that future growth was carefully managed.

### Wanaka Structure Plan

This project in 2004 (updated in 2007) built on Wanaka 2020 to establish boundaries for the growth of Wanaka. Key considerations were landscape and a clear boundary between rural and urban areas. The proposed zoning in the structure plan, shows the growth through residential, visitor accommodation, business and a new retail area to the south of the existing Wanaka Town Centre bounded by Riverbank Road. The Wanaka Structure Plan was adopted by the Council in 2007, when it resolved to implement it through a series of plan changes.

### Location

The land proposed to be included in this Plan Change lies between the Golf Course and the Three Parks Plan Change area. It is bounded by Ballantyne Road to the west and the Wanaka - Luggate highway to the east.

### Is the land in an appropriate location?

The land is located between Three Parks and the golf course. It is the logical location for any urban expansion as it will link Three Parks to the existing urban area. This forms a sensible progression for development and reduces the likelihood of pockets of urban development being located amongst rural land remote from the Wanaka urban area.

### Why do we need a Plan Change?

The recent update of the dwelling capacity model (July 2009) shows that there is a considerable amount of land capacity already zoned for residential in Wanaka. Based on the current growth projections the current capacity equates to between 15 to 20 years supply. This Plan Change would further increase the supply of residential land in Wanaka. However there are reasons why it is sensible to rezone this land now:

- It is important to provide for a range of housing densities that are not currently widely available in Wanaka e.g. medium density residential and visitor accommodation. This was promoted through the Wanaka Structure Plan. This location is the only area with zoning proposed for visitor accommodation in the Structure Plan. The current available land capacity in Wanaka is mainly for low density residential land.
- The Wanaka Structure Plan advocates maintaining a 'buffer' of 20% more residential land than is existing in order to ensure that supply keeps ahead of demand.
- This creates a long term vision for the form and type of development of this area.
- It is important to provide for some housing at the more affordable end of the market. Having a large supply of land for housing can be positive, so long as the other outcomes sought by the community are not undermined.
- The Plan Change will include some deferred zoning and staging to ensure the market is not oversupplied with residential land.
- The forecasts for growth demonstrate that there will be a need for more housing land in Wanaka. It would be unwise to let the recent short term slowdown in economic activity affect sensible long term planning for growth.



- The Plan Change process can take some time to bring capacity onto the market (often four to five years or more from when notified). It takes some time for rezoning to occur, resource consents to be processed and development to take place.
- This rezoning coordinates development on the site with the Three Parks Zone. However if development occurred through ad hoc resource consents it could result in piecemeal development that does not integrate well with the other parts of the urban area.
- This rezoning is consistent with and implements Wanaka 2020 and the Wanaka Structure Plan.

**Have your say...**  
see the back of this leaflet  
and let us know what you  
think.