

Item 1: Operative District Plan Special Zones Review: Providing Update and Seeking Direction on Options

SESSION TYPE: Workshop

PURPOSE/DESIRED OUTCOME:

Note the special zones that are subject to this workshop are:

- Meadow Park
- Arrowtown South
- Shotover Country
- Quail Rise
- Kingston Village
- Bendemeer
- Penrith Park
- Northlake
- PC50 Queenstown Town Centre Extension
 - Isle Street Subzones
 - Lakeview Subzone

The purpose of this workshop is to provide the Council with an update on the special zones review and information about the Wāhi Tūpuna overlay relevant to the special zones listed above. Officers seek Council's direction and guidance on recommended broad zoning options for each of the above zones, the approach to pre-consultation and stakeholder engagement. Officers aim to bring these zones into the Proposed District Plan (the Plan) through the standard plan-making process.

The workshop is structured to have four parts and these are described below.

- a. Officers' update will involve a succinct summary of Section 35 (monitoring the effectiveness and efficiency of the Plan) report findings as a background, the work the special leads have done to date and provide you with the necessary context (1).
- b. Special zone leads then provide the Council with the options they are currently evaluating for their relevant zones and request your direction and strategic steer on these options (2).
- c. Officers will seek Council's strategic steer regarding pre-consultation approach and the options they presented and will be prepared to receive feedback around risks and opportunities that concern engagement and communications with landowners and the public (3).

- d. Finally, officers will outline the process going forward including bringing in the Wāhi Tupuna overlay to apply for the special zones in the Plan, giving Councillors information about the key dates and timelines such as, the completion of Section 32 assessments, planning evidence, stakeholder engagement that leads to public notification (4)

Wāhi Tūpuna

In addition to seeking strategic steer on the broad options and pre-consultation, the officers will provide you with information and update the Council on bringing in the remaining Wāhi Tūpuna sites into the Plan.

Wāhi Tūpuna are the “*landscapes and places that embody the relationship of Manawhenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga.*” They are identified in the Plan maps and within District Wide Chapter 39 of the Plan.

During the Stage 3, Council notified Wāhi Tūpuna, informed by the engagement with Mana Whenua and Rūnaka. The original Wāhi Tūpuna layer covered the entire District. As officers are undertaking a staged District Plan review, it was only appropriate for the layers to apply to land within the Plan. Officers now need to consider the layer applying to the remaining operative zones to be brought into the Plan.

DATE/START TIME:

Tuesday, 1 July 2025 at 9.30am.

TIME BREAKDOWN:

Presentation and discussion: 2 hours

Presenters:

- Meadow Park (Emily Frew)
- Arrowtown South (Charlotte Clark)
- Shotover Country (Emily Frew)
- Quail Rise (Charlotte Clark)
- Kingston Village (Sean Widdowson)
- Bendemeer (Sean Widdowson)
- Penrith Park (Sarah Picard)
- Northlake (Katie Russell)
- Wāhi Tūpuna (Sarah Picard)
- PC50 Queenstown Town Centre Extension Zone (Onur Oktem)
 - Isle Street Subzones
 - Lakeview Subzone

Questions or Debate/Discussion:

There are nine special zones that officers are seeking guidance regarding broad options for zoning, therefore each special zone lead will have seven minutes each to provide background information and present their options and they will have three minutes to receive and collect feedback. Below is a simplified presentation / story map structure suggested for the workshop:

1. Introduction (5 minutes)

- a. Brief outline of the purpose: discuss nine special zones and gather Council input
- b. Explain the format: each special zone will include a short presentation of options, followed by quick feedback

2. Special zone presentations (nine zones x 7 minutes = 63 minutes)

- a. For each special zone: presentation 7 minutes
- b. Introduce the topic, state known RMA issues from monitoring (S35 report)
- c. Present 2-3 options (brief description-one key benefit- one potential challenge)

Feedback Collection via workshop chair (nine zones x 3 minutes = 27 minutes)

- d. Pose specific questions to focus responses
- e. Verbal feedback is moderated by the workshop Chair
- f. Summarise feedback for later analysis

3. Take a break (5 minutes) after Special Zone Kingston Village discussion

4. Conclusion / Wrap-up (5 Minutes)

- a. Summarise key themes from feedback
- b. Outline next steps
- c. Invite further input

Prepared by:



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14 May 2025

Reviewed and Authorised by:



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16 May 2025

ATTACHMENTS:

It is recommended that the presentation materials are read prior to the workshop. Officers will make the relevant documents available in a timely manner to ensure Councillors have access to the content in advance.

A	Presentation / Story map PI Special Zones (available electronically only) Please click here ODP Special Zone Review
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