

QLDC Council  
26 August 2019

Report for Agenda Item | Rīpoata moto e Rāraki take: 3

Department: Planning & Development

Title | Taitara Stage 3 Proposed District Plan Notification

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

---

- 1 The purpose of this report is to present the provisions of the Proposed District Plan (the PDP) that make up the next stage of the review of the QLDC Operative District Plan 2009 (the ODP). The proposals presented include new chapters and a number of variations to chapters previously notified as part of Stages 1 and 2 of the district plan review. The topics include industrial zones, rural visitor zones, townships, Three Parks, wāhi tūpuna (sites of significance to Iwi), design guidelines for residential and business mixed use zones and a set of minor variations arising from previous decisions.

EXECUTIVE SUMMARY | WHAKARĀPOPOTOTANGA MATUA

---

- 2 The district plan is essentially a book of objectives and rules to guide land use and development in the district and is therefore of wide general interest. However, the main issues for this third stage are somewhat narrow as the proposed district plan now comprises 46 chapters and covers almost all of the land in the district. The sites of significance provisions, the provisions that affect rural townships and visitor developments in remote rural areas are the main issues and the variations will be of interest to a number of specific parties.
- 3 Affordable Housing and Brewery Creek and Reavers Lane Natural Hazards were intended to be part of this review stage however additional research is still underway for these topics and they are likely to be notified later in 2020.

RECOMMENDATION | NGĀ TŪTOHUNGA

---

That Council:

1. **Note** the contents of this report;
2. Having particular regard to the section 32 evaluation reports, **approve** pursuant to section 79(1) and clause 5 of the First Schedule of the Resource Management Act 1992 the Stage 3 provisions of the Queenstown Lakes District Council Proposed District Plan 2015 for notification:
  - a) Chapter 18A General Industrial Zone
  - b) Chapter 19A Three Parks Commercial Zone

- c) Chapter 20 Settlements Zone
  - d) Chapter 39 Wāhi Tūpuna
  - e) Chapter 46 Rural Visitor Zone
  - f) Associated zones and mapping notations set out on the Stage 3 PDP web mapping application.
3. Having particular regard to the section 32 evaluation reports, **approve** pursuant to clauses 5 and 16A of the First Schedule of the Resource Management Act 1991 the following variations to the Stage 1 and 2 provisions of the Queenstown Lakes District Council Proposed District Plan 2015 for notification:
- a) Chapter 30 Energy & Utility Chapter: changes to address the relationship between utilities and other chapters and to provide for works associated with natural hazard mitigation.
  - b) Chapters 21 Rural Zone, 22 Rural Residential and Rural Lifestyle Zones, 24 Wakatipu Basin and 30 Open Space and Recreation Zones: changes to make the standards for water storage for firefighting.
  - c) Chapter 26 Historic Heritage: add Chalmers Cottage at 41 Warren Street in Wānaka to the listed heritage features.
  - d) Residential Chapters 7-9 and Town Centre Chapters 13-16: changes relating to provisions addressing glare and lighting.
  - e) Chapter 2: applying the Residential Flat definition in the Wakatipu Basin Rural Amenity Zone.
  - f) Residential Chapters 7-9: changes to permitted activity standards for waste and recycling and storage.
  - g) Chapter 38 Open Space, Chapter 12 Queenstown Town Centre Waterfront Sub-zone, Chapter 13 Wānaka Town Centre, Chapter 14 Arrowtown Town Centre: changes relating to outdoor dining and the land and water interface.
  - h) Chapter 27 Subdivision and Development: amending public access and servicing provisions in Peninsula Bay, Kirimoko and Wyuna, Millbrook Resort Zone.
  - i) Planning maps for Wānaka Central, Queenstown Hill, Gorge Road, Queenstown Central, Frankton Road, Arthurs Point: amendments to fix anomalies and update zoning of certain sites.
  - j) Variation to Chapter 16 Historic Heritage to add Chalmers' Cottage, 41, Warren Street and Helwick Street, Wānaka as a Category 3 listed heritage feature.

- k) Residential Chapters 7-9: incorporating the Proposed Queenstown Lakes District Council Residential Zone Design Guide May 2019.
  - l) Chapter 16 Business Mixed Use: incorporating the Proposed Queenstown Lakes District Council Business Mixed Use Zone Design Guidelines May 2019.
4. **Authorise** the Manager Planning Policy to make minor edits and changes to the chapters, maps and section 32 reports to improve clarity and correct errors and to notify Stage 3 of the Queenstown Lakes District Council Proposed District Plan 2015 in accordance with clause 5 of the First Schedule of the Resource Management Act 1991.
5. **Note** the zones and mapping notations notified in Stages 1 and 2 that are not amended by the Stage 3 changes remain part of the Proposed District Plan.

Prepared by:



Ian Bayliss  
Planning Policy Manager

16/08/2019

Reviewed and Authorised by:



Tony Avery  
General Manager Planning and  
Development

19/08/2019

## CONTEXT | HOROPAKI

---

### The District Plan Review

- 1 Section 79(1) of the Resource Management Act 1991 (RMA) requires that a review of the provisions of a district plan be commenced within 10 years of being made operative. Completing the district plan review is necessary as most of the Operative District Plan (the ODP) was made operative in 2009 and much of it was more than 10 years old when this review formally commenced in April 2014.
- 2 The Proposed District Plan (PDP) is the result of a review of the ODP under section 79(2) of the RMA. It is being developed and reviewed in stages as an activity based plan intended to be a streamlined document that is easier to understand, provides for greater certainty and better planning outcomes.

### The Proposed District Plan - Stages 1 and 2

- 3 Stage 1 of the review commenced with 32 key chapters including the strategic direction and landscape, residential, rural and commercial zones, designations and corresponding maps. Stage 2 of the review introduced a further six key chapters including Open Space and Recreation, Wakatipu Basin, Earthworks, Transport, Signs and Visitor Accommodation.
- 4 Decisions on Stages 1 and 2 were issued on 7 May 2018 and March 2019 after submissions were heard by independent hearings panels of commissioners and Councillor representatives, who made recommendations to Council in respect of each submission received. These recommendations were contained a series of detailed recommendation reports which, after a decision to adopt them, have become the Council's decisions.
- 5 Appeals to Council's decisions on Stage 1 contain approximately 1065 separate appeal points across the 101 appeals. Appeals to Stage 2 contain approximately 930 appeal points across the 83 appeals. The appeals affect large parts of the plan although several chapters of the plan are beyond challenge and as a result can be "treated as operative", meaning that only the PDP zone provisions apply in these zones. The appeals are at various stages and some are awaiting mediations while others are being resolved by agreement; some are subject to formal hearings in Court, and others are awaiting decisions.

### Partial and Staged Review

- 6 A number of changes have been made to the Operative District Plan (ODP) which have not been duplicated in the Proposed District Plan<sup>1</sup>. Council instead agreed on 29 September 2016, to separate the new plan conceptually and by geographic area into two volumes, which at the end of the staged review process will contain:

---

<sup>1</sup> Plan Change 52 Mount Cardrona Station, Plan Change 51 Peninsula Bay North; Plan Change 50 - Queenstown Town Centre Zone Extension; Plan Change 46 Ballantyne Road Industrial and Residential Extension; Plan Change 45 – Northlake; Plan Change 44 – Hanley Downs

- **Volume A**, the geographic areas that have been notified into the PDP, and District Wide chapters to cover these areas, including the strategic chapters and PDP definitions; and
  - **Volume B**, the ODP as it relates to geographic areas that are excluded from the partial review, and the operative district wide chapters to cover these areas, including ODP definitions.
- 7 The intent of this conceptual two-volume approach is to manage areas of land within the District that were subject to plan changes since the Proposed District Plan was notified in August 2015. As the PDP provisions become operative the equivalent provisions in Volume B will cease to apply for that land<sup>2</sup>.

### National Planning Standards

- 8 In April 2019 the Government released a set of National Planning Standards that require RMA plans to have a consistent structure and format. The planning standards also prescribe certain definitions, noise and vibration metrics and requirements for electronic functionality and accessibility. The planning standards prescribe various timeframes for implementation, and QLDC is required to comply with specified planning standards within 7 years (by April 2026), by either making amendments to the PDP or by notifying an entirely new proposed plan within this timeframe.
- 9 Consistent with the National Planning Standards for mapping and electronic access, a change of approach to notification of district plan changes is proposed for Stage 3 with all the proposals being mapped on a dedicated Web Mapping Application viewer. This viewer shows the zoning and mapping annotations together with up to date aerial photography, and parcel information. The main reason for this change is to improve the accuracy, availability and reliability of information on the planning maps; it will be highly searchable and will work across a range of online platforms. It is available on the Council's website and can be accessed from offices and libraries for free through the link below<sup>3</sup>.
- 10 It is important to note that although people will be able to print out copies of the planning maps for selected areas, physical hard copies of the maps will no longer be produced, nor will a numbered set of PDF maps at prescribed scales be produced.

### ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

- 11 The following analysis and advice provides a brief outline of the proposals and the consideration of issues relating to each matter. The Attachments to this report contain a detailed evaluation report (known as a Section 32 Report) examining the statutory tests, appropriateness efficiency and effectiveness of the provisions and the consideration of options for each of these topics. The Attachments also contain the actual PDP provisions

---

<sup>2</sup> Volume B chapters (including district-wide operative chapters) will however remain in the district plan where they apply to provisions not being reviewed.

<sup>3</sup> <https://www.qldc.govt.nz/planning/district-plan/proposed-district-plan-stage-3/web-mapping-application-for-stage-3>

being recommended for notification together with any consequential variations associated with each topic.

## Chapter 20 Settlements Zone

- 4 The ODP Townships Zone comprise the settlements of Makarora, Hāwea, Luggate, Albert Town, Glenorchy, Kinloch and Kingston. These townships are located in rural areas that are separate from the main urban parts of the District (Albert Town being the exception). The predominant activity provided for in the ODP Townships Zone is residential activity, with most of this made up of detached, single storey dwellings located on spacious sites with low building coverage. Community activities are provided for, as well as limited provision for commercial activities to serve the needs of residents, visitors, and the surrounding rural population.
- 5 Significant residential growth has occurred at Albert Town and Hāwea (and to a lesser extent Luggate) in the life of the Operative District Plan (ODP), however rates of growth in the remaining Townships has been comparatively slow. This is due in part to infrastructure capacity constraints. The Kingston Township is adjoined by the ODP Kingston Village Special Zone (KVSZ), which provides for 900 residential allotments as well as non-residential activity areas, and will serve as an extension to the Kingston Township, albeit via a separate zone with a separate planning framework. Although the content of the next stage of the District Plan review is yet to be confirmed by Council, the KVSZ is intended to be reviewed as part of Stage 4 of the District Plan review.
- 6 The Albert Town and Hāwea Townships are located within urban growth boundaries (UGBs) which were introduced in Stage 1 of the District Plan review. Hāwea has its own distinct UGB, which encircles the ODP Township Zone land as well as land zoned Lower Density Suburban Residential Zone, Large Lot Residential 'A' Zone, Local Shopping Centre Zone and Open Space and Recreation Zone. Albert Town is located within the edge of the Wānaka UGB which also encircles urban land of various zones and comprises Wānaka's main urban area. Various components of Stage 1 of the District Plan review (including the Hāwea UGB) are currently subject to appeal.
- 7 As detailed in the section 32 report for the Rural Visitor Zone (which also forms part of Stage 3 of the Plan review), Cardrona is proposed to be rezoned from ODP Rural Visitor Zone to Settlement Zone. Proposed Chapter 20 – Settlement Zone and variations, includes provisions that relate specifically to Cardrona, however Cardrona is addressed in the Rural Visitor Zone s32 Report.

### *What changes are proposed?*

- 8 The key changes and points of interest that are recommended (see Attachment A for details) are as follows:
  - a) Land at Albert Town currently zoned ODP Townships Zone is rezoned to Lower Density Suburban Residential Zone;
  - b) Land at Hāwea currently zoned ODP Townships zone is rezoned to Lower Density Suburban Residential Zone, and that a portion of the land zoned Large Lot

- Residential 'A' (within the Sentinel Park subdivision) is also zoned Lower Density Suburban Residential Zone;
- c) the ODP Township zone is renamed Settlement zone in order to implement a component of the incoming national planning standards from the Ministry For the Environment;
  - d) Changes to activity controls and standards including:
    - i. Residential flats are provided for as a restricted discretionary activity (as opposes to non-complying);
    - ii. Revised height recession planes that apply to individual boundaries (replacing the current 25 degree recession plane);
    - iii. Visitor Accommodation Sub-zones are retained and an additional Visitor Accommodation Sub-zone is added to Kinloch
    - iv. Commercial Precincts are retained, with additional precincts added for Kingston to formalise existing commercial activities at Kingston;
    - v. Limits are placed on the gross floor area of individual retail and office activities to encourage a diverse range of small scale activities to establish within Commercial Precincts.
    - vi. Minor amendments to the extent of the zone for Glenorchy and Makarora to address mapping anomalies;
    - vii. Building heights within the Commercial Precincts allow for additional 1.5m building height (with the exception of Cardrona which has a 12m building height).
  - e) Urban Growth Boundaries introduced in Stage 1 of the review are retained in their current locations.

### **Chapter 19A Three Parks Commercial Zone and Changes to the Three Parks Special Zone**

- 9 The Three Parks Special Zone (TPSZ) proposals provide for a mixed-use development within the development area in Wānaka known as Three Parks. The area is for the most part undeveloped, and is anticipated to provide for future population growth and commercial growth in the Wānaka area.
- 10 The TPSZ provides for a mix of land uses and utilises eight separate sub-zones; Business, Business (Main-Street), Commercial Core, Deferred Commercial Core, Low Density Residential, Medium Density Residential, Medium Density Residential (deferred Mixed Use), Tourism and Community Facilities, along with an Open Space overlay (See Figure 1 below). It contains detailed provisions for each sub-zone which together make up some 115 pages of the ODP. This review provides an opportunity to simplify the extent of provisions without eroding the intended development provided for.

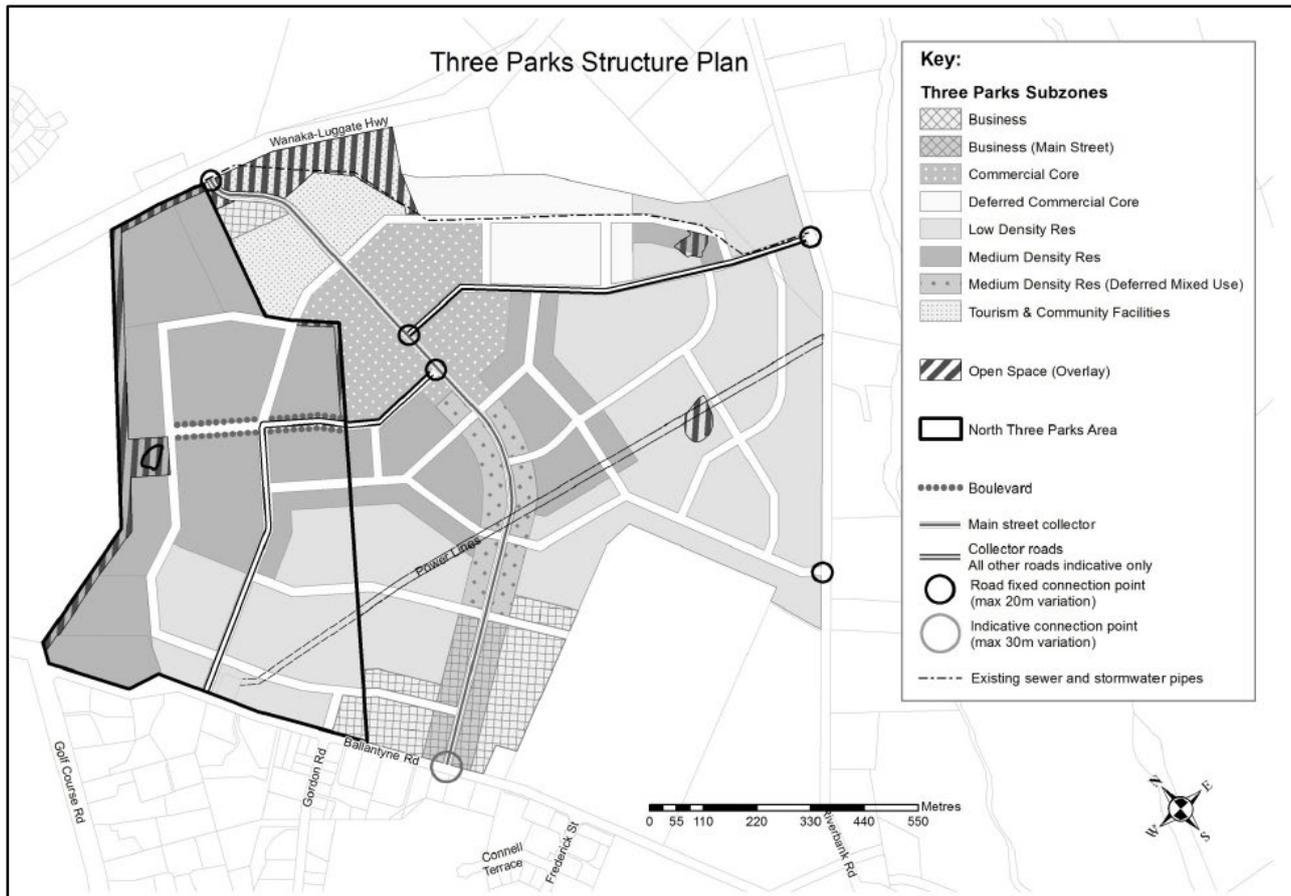


Figure 1 ODP Three Parks Structure Plan showing Subzones

*What changes are proposed?*

11 A key focus of these proposals has been to integrate the current objectives and provisions into the Proposed District Plan style and structure. The general mix of land uses has been carried over using the nearest approximate zone and other plan method in the PDP and several site specific modifications that are unique to Three Parks are proposed. The provisions provide for residential development at a range of densities (lower density suburban, medium density and high density residential) and industrial and commercial zones. Enabling large format commercial (greater than 500m<sup>2</sup> gross floor area) is a key focus of the commercial area.

12 The key changes that are recommended, compared against the operative provisions are as follows (see Attachment B for details):

- Introduction of a new Chapter 19A Three Parks Commercial zone (TPC) that enables large format retail to establish;
- Business Mixed Use (BMU) along the main street. This enables a wide range of activities with a strong urban design focus;
- High Density Residential (HDR), with specific site coverage requirements where the Tourism and Community Subzone is located in the special zone.

- Removal of the outline development plan provisions and introduction of specific density standards.

### Chapter 39 Wāhi Tūpuna (Sites of Significance to Iwi)

13 Wāhi Tūpuna are landscapes and places that embody the relationship of mana whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred places) and other tāonga (socially or culturally valuable objects, resources or ideas). This is a new chapter that will apply across the district. It identifies wāhi tūpuna areas on maps to help ensure that cultural values are recognised and considered appropriately as part of resource consent processes.

14 Large numbers of sites in rural areas are potentially affected by these provisions as the features identified (lakes rivers and mountains in particular) are large features which border on large numbers of properties. 3,236 separate addresses apply to land on or adjoining the proposed wāhi tūpuna notations.

#### *What changes are proposed?*

15 The existing provisions of the PDP already acknowledge the need to identify sites of significance to iwi and to protect the cultural values of Manawhenua, but until these changes are introduced there is no indication in the plan as to what sites are considered Wāhi Tūpuna or what their particular values area.

16 With these proposals Wāhi Tūpuna are identified on the PDP district plan maps and a set of values and recognised threats for each area will be listed as part of Chapter 39 (see Attachment C for details). Values include traditional settlements, pā sites, and mahika kai (food gathering sites). Threats include activities affecting water quality, earthworks, and exotic species including wilding pines.

17 The Chapter applies proposed new objectives and policies to activities that already need to address effects on Wāhi Tūpuna such as earthworks over a certain threshold, but the changes also propose to trigger assessments for buildings or structures close to waterbodies in residential, rural and open space zones and within identified Wāhi Tūpuna areas. The provisions encourage consultation with iwi ahead of any development that will take place in or near a recognised Wāhi Tūpuna threat. Assessment of impacts on cultural values will form part of the assessment of resource consents.

18 Some variations are needed to existing rules in the Proposed District Plan. For instance, existing earthworks provisions, historic heritage provisions, and making cemeteries and crematoria prohibited in Town Centres and Local Shopping Centres.

### Chapter 46 Rural Visitor Zone

19 The Rural Visitor Zone provides for visitor accommodation and associated entertainment, cultural and recreational activities in remote locations of the district including in outstanding natural landscapes. The chapter aims to provide for visitor accommodation in appropriate locations while ensuring that important rural landscapes are maintained and protected.

20 The review of the Rural Visitor Zone has identified the following key resource management issues:

- Visitor industry activities within the Outstanding Natural Landscapes and effects of those activities on landscape values;
- The appropriateness of various activities within the existing Rural Visitor zone;
- Structure planning within the existing Rural Visitor zone provisions;
- Urban growth at Arthurs Point;
- Effects on historic values;
- Community identity at Cardrona; and
- Land use options at Windermere (adjoining Wānaka Airport).

21 The review found that the ODP Rural Visitor zone provisions are highly permissive and allow residential development and visitor accommodation as a controlled activity and 12m high visitor accommodation buildings, which is out of step with the carefully managed approach to development in the outstanding natural landscape being promoted by Council in the PDP. Protecting outstanding natural landscapes and features from the effects of inappropriate subdivision, use and development is a matter of national importance under the RMA. It is also the clear direction of the Otago Regional Policy Statement and the strategic directions of the PDP. Council officials and experts don't think the current rules can be supported on this basis, however representatives of owners of land in some of the Rural Visitor Zones have expressed that they are opposed to any significant curtailment to what people can do in the Rural Visitor Zone

*What changes are proposed?*

22 The key changes to the provisions that are recommended are (see Attachment D for details):

- a) Objectives and policies aimed at enabling visitor-related activities provided landscape values are maintained or enhanced;
- b) The identification of areas of moderate to high landscape sensitivity on the Planning Maps, and rules restricting built development within these areas;
- c) Rules that enable visitor accommodation, commercial recreation and farming activity subject to standards and provide for 30 flights per week as a permitted activity;
- d) Rules requiring a resource consent for any building to enable the Council to consider the effects of built development within the zone;
- e) Rules that discourage activities other than those specifically provided for, including making residential activity a non-complying activity and limit commercial recreation activities to 12 persons before consent is required;
- f) The inclusion of standards relating to setbacks, building coverage, height, external building appearance and glare; and

- g) Areas of the existing Rural Visitor Zones that are not suitable for development will be zoned Rural.
- h) No requirements to provide or implement structure plans are proposed.

23 The key changes to the locations affected by the Rural Visitor Zone recommended are:

- i) Greater controls are proposed over the scale and location of buildings at Arcadia, Walter Peak, Cecil Peak and Blanket Bay. The Rural Visitor Zone will be retained in these areas, however the proposed changes will reduce some of the current development rights and it is expected that those land owners will submit on the proposed changes. This will allow the appointed Panel to carefully consider each area and ensure that the controls are appropriate for each location. .
- j) Re-zoning the 'Windermere' land adjacent to Wānaka Airport to Rural. This land hasn't been developed yet and with this re-zone, the Rural Zone rules would apply to this area.
- k) Re-zoning Arthurs Point to Medium Density Residential with a Visitor Accommodation subzone. This is to reflect that this area is part of urban Queenstown.
- l) Re-zoning Cardrona to the Settlement Zone (aka Townships Zone). A mapped Commercial Precinct will also be applied to land that fronts Cardrona Valley Road, and a mapped Visitor Industrial Zone will be applied to ensure these areas remain useable for industrial purposes.

### General Industrial Zone

24 The General Industrial Zones chapter proposes to replace the various industrial zones in the ODP with a single zone framework called the General Industrial Zone that will manage land for industrial purposes with a common set of objectives, policies and rules.

25 At the moment, there are multiple industrial zones across the district and these zones allow a number of non-industrial and services related activities to locate in the zone which has a range of adverse effects.

#### *What changes are proposed?*

26 The proposed new framework (see Attachment E for details) would mean ancillary office, retail and commercial activities that directly support the operation of an Industrial or Service activity are enabled through new controls applied to floor area, location, function, appearance, and outdoor areas. Most non-industrial type activities including custodial residential units, other residential activities, and visitor accommodation activities will be excluded from the Zone.

27 Food and beverage commercial sales will be enabled and greater flexibility in building setbacks and height limits will allow for more efficient use of sites. Additional limits will

apply, where sites adjoin land containing more sensitive activities. The provisions set a minimum anticipated site size of 1,000 m<sup>2</sup> but allow flexibility for smaller sites down to 500 m<sup>2</sup>.

- 28 This variation introduces provisions to ensure noise produced by activities anticipated in the zone will meet the noise standards of adjoining zones and sets an expectation that any critical listening environments (such as living areas, bedrooms and classrooms) achieve acoustic ventilation requirements and are not adversely affected by noise produced from Industrial and Service activities.

### **100 Ballantyne Road former oxidation ponds site**

- 29 This proposal provides for the zoning of the former oxidation pond site at 100 Ballantyne Road to Active Sport and Recreation in the Proposed District Plan (PDP). The site is currently used as an informal civil works yard and over the summer months was used as temporary parking for campers.
- 30 QLDC prepared a Plan Change to the ODP for the area known as the Ballantyne Road Oxidations Ponds and rezoned the area Special Zone Ballantyne Road Mixed Use in December 2008. This special zone provides for yard based industrial activities across half the site with mixed business uses at the periphery of the Zone across the balance of the 20.4ha site.
- 31 The site was previously zoned Rural General and designated for activities associated with the operation and maintenance of the oxidation ponds. Project Pure allowed for the construction of a new effluent reticulation and disposal system for Wānaka making the former oxidation ponds redundant. The site is flat and fairly easy to access and is suitable for a range of land uses although the identification of the site as a Hazardous Activities and Industries List (HAIL) site could necessitate significant amelioration works to allow its use for residential purposes.
- 32 A report into the supply and demand for winter sports fields “Winter Sports Fields Analysis Report prepared for QLDC” October 2018 by GLG, notes the need for 40.2 Full Field Equivalent (FFE) hours for Football and 66.2 FFE for Rugby in Wānaka by 2028. The current shortfall across all codes is estimated to be 78.1 hours FFE in Wānaka which equates to 6 x full fields (assuming each are capable of 10 hrs training per week).
- 33 The Business Development Capacity Assessment for QLDC, April 2018 by Market Economics shows sufficient capacity for all business land uses in the short, medium and long-term in the Wānaka Ward. The 2048 land demand for business purposes in Wānaka is estimated at 19.9ha and the total urban business enabled zones for Wānaka was estimated at 72ha<sup>4</sup>, therefore the loss of 14.9ha would not adversely impact on the future availability of business capacity for Wānaka significantly.

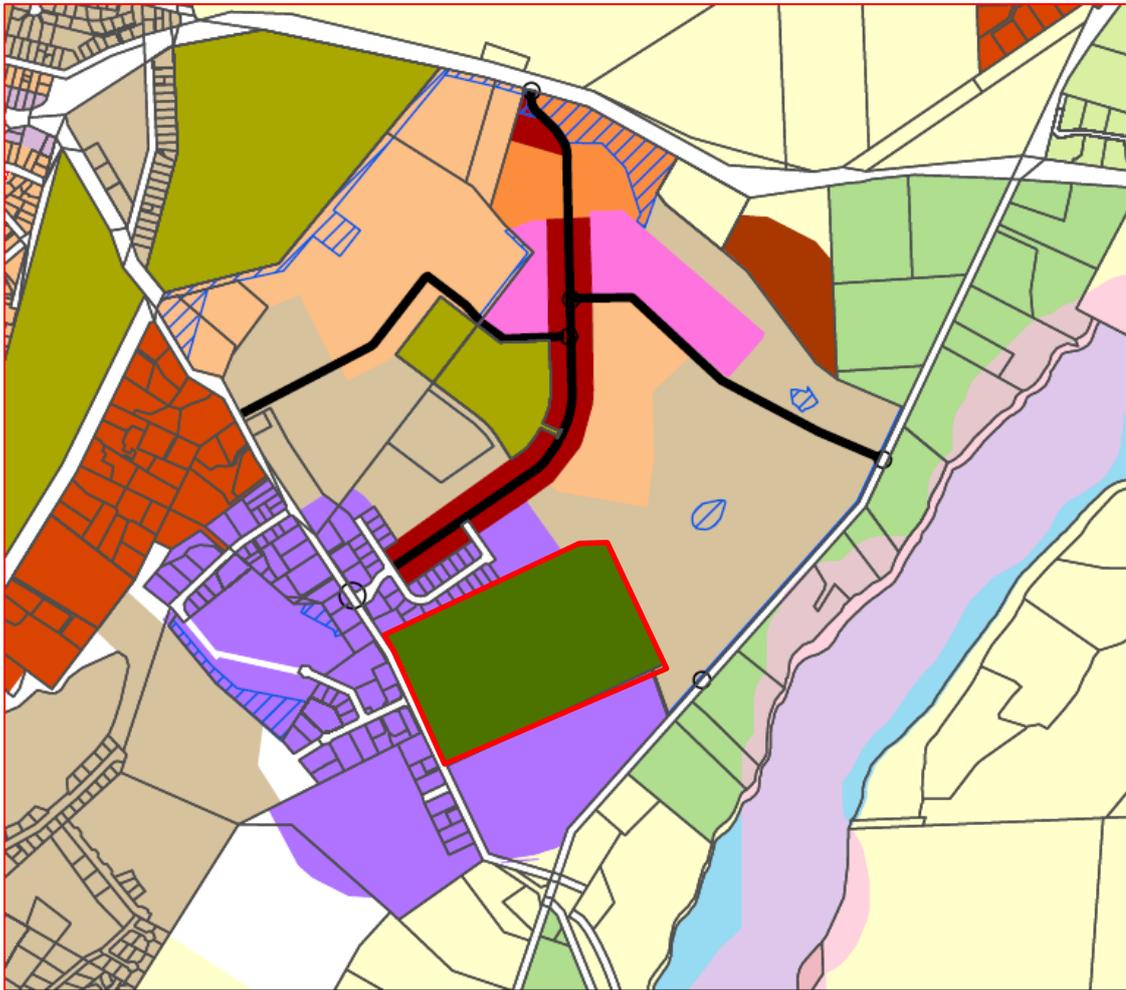
*What changes are proposed?*

---

<sup>4</sup> Page 22 BDCA 2018

34 The key changes that are recommended, compared against the operative provisions of the ODP Section 12: Special Zone (Ballantyne Road Mixed Use Zone) are as follows (see Attachment F for details):

- Rezoning the entire site to Open Space and Recreation – Active Sport and Recreation Subzone.
- Removal of the Building Line Restriction area from the site and adjoining sites.
- Processes associated with this change under the Public Works Act, Local Government Act and Reserves Act for this site will progress as a separate matter to the plan change.



**Figure 2** 100 Ballantyne Road, former oxidation ponds site outlined in red adjoining Three Parks and the proposed Wānaka General Industrial Zone

### Design Guides for Residential Zones and Business Mixed Use Zones

35 New design guides for residential zones and the Business Mixed Use Zone and have been developed to assist developers, plan users and Council planners to promote good design and amenity for developments at a range of different densities. Key aspects of the two separate guidelines are as follows (see Attachment G for details):

*Residential Design Guide 2019:*

- Providing a practical implementation framework to support existing rules in the plan relating to design across a broad range of design issues.
- Creating an additional policy for Chapters 7, 8 & 9 to encourage buildings and development to be consistent with the design outcomes sought by the guide.
- Encouraging consistency with the Residential Zone Design Guide 2019 where a development either infringes a development control, requires a resource consent, and/or is a restricted discretionary activity.

*Business Mixed Use Zone Design Guide:*

- Incorporating the design guide by reference within the Business Mixed Use Zone and Signs chapter.
- Promoting good design practices to achieve consistent, high quality, high amenity developments within the Business Mixed Use Zone.
- Providing greater clarity and consistency if a development either infringes a development control, requires a resource consent, and/or is a restricted discretionary activity.

**Site Specific and Minor Variations**

36 Variations are changes to parts of the PDP that are not yet operative. This happens when changes need to be made to original proposals to ensure they remain current and suitable. The following variations are being proposed:

- a) Amending the Energy & Utility Chapter (Chapter 30) to provide for utilities, address the relationship between utilities and other chapters in the PDP, and to provide for works associated with natural hazard mitigation (see Attachment H for details).
- b) Amending existing rules in the Rural Zone, Rural Residential and Rural Lifestyle Zones, Wakatipu Basin and Open Space and Recreation Zones (Chapters 21, 22, 24 and 38) to make the permitted activity standards for water storage for firefighting consistent with the NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 and consistent across different rural zones (i.e. 40,000 litres of water storage in addition to the potable supply will be required) and to allow for smaller tanks (i.e. 7,000 litres) where sprinklers are installed (see Attachment I for details).
- c) Adding a variation to Historic Heritage (Chapter 26) to add Chalmers Cottage in Wānaka to the listed heritage features in the District Plan (see Attachment J for details).
- d) Updating the rules in chapters 7-9 and 13-16 relating to glare and lighting making infringements restricted discretionary activities rather than non-complying (see Attachment K for details).

- e) Amending the planning map at Frankton Road so that the area specified on the planning maps on the south side of Frankton Road is subject to a height limit based on the nearest point of the eastern boundary of Lot 1 DP 12665 (see Attachment L for details).
- f) Applying the definition of Residential Flat in Chapter 2 to the Wakatipu Basin Rural Amenity Zone (see Attachment M for details).
- g) Applying amended permitted activity standards for waste and recycling and storage in the Low, Medium, and High Density Residential Zones (Chapters 7-9) to align with the changes to QLDC's wheelie bin services (see Attachment N for details).
- h) Clarifying the rules in the Queenstown Town Centre Waterfront Sub-zone, Openspace and Recreation Zone, Wānaka Town Centre, and Arrowtown Town Centre, relating to outdoor dining and the land and water interface (see Attachment O for details).
- i) Removing or updating public access and servicing provisions in Subdivision and Development (Chapter 27) which are no longer applicable for location-specific objectives and policies in Peninsula Bay, Kirimoko and Wyuna, Millbrook Resort Zone (Chapter 43). Including matters of discretion for assessing buildings within setbacks which address amenity values, building design, landscaping and privacy effects (see Attachment P for details).
- j) Changes are proposed to planning maps for Wānaka Central, Queenstown Hill Gorge Road, Queenstown Central, Frankton Road, and Arthurs Point in order to fix anomalies and update zoning of certain sites to match neighbouring parcels of land. This is covered in more detail on the QLDC website (see Attachment Q for details).
- k) Amendment to the Millbrook Special Zone (Chapter 43) inserting matters of discretion for infringement of building setbacks rule (see Attachment R for details).

## CONSULTATION PROCESS | HĀTEPE MATAPAKI:

---

### > SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

- 37 This matter is of [high] significance, as determined by reference to the Council's Significance and Engagement Policy because these matters are of importance to the Queenstown Lakes District and its environment, culture and people.
- 38 The persons who are affected by or interested in this matter are residents and ratepayers of the Queenstown Lakes district community, iwi, landowners, a number of tourism businesses, resource management practitioners and developers.

### Pre Notification Consultation

- 39 For many of the topics addressed in this stage of the review, the consultation began in February 2018 with the My Place roadshow that visited most of the district's townships. The Council undertook a series of community consultation evenings, which included a session in each of the Townships (with Glenorchy and Kinloch combined into one session).

Participants were asked key questions in relation to their township, future development, climate change and housing.

- 40 These independently facilitated sessions had considerable variability in attendance (ranging from approximately 15 attendees in Makarora, to approximately 60 attendees in Hāwea), and the topics discussed were wide-ranging and not always core to District Plan functions. The sessions were, however, a useful vehicle for discussion about the issues that were 'live' to the attendees. In the absence of updated Community Plans, the sessions also provided insights into how community sentiment has evolved or remained the same since the Community Plans were adopted.
- 41 All the feedback from the My Place meetings has been recorded and has been made available on the Council's website. Reports summarising the views expressed by attendees of the My Place consultation have been compiled and have also been considered. The My Place consultation initiative also had an online portal available for those who were interested and couldn't attend the facilitated meetings.
- 42 For a number of these Stage 3 topics Council contacted landowners and community representatives and engaged directly in conversation about their issues and the proposals and taken these views into account in developing the proposals. With some topics such as the Rural Visitor Zone Council provided detailed information about the proposals to consider the views of those affected by them in advance of finalising them for this report. An online survey was promulgated for Cardrona Village but it had less than a dozen responses.

#### **Consultation after notification**

- 43 A Communications and Engagement Plan has been prepared for the Stage 3 PDP Notification that specifies a range of online, print and face to face engagement initiatives. A public notice will be placed in local newspapers on 12 September and a copy of the public notice and Snapshot document which summarises the proposed changes will be sent to ratepayers, post office boxes, and My Place participants and district plan submitter database.
- 44 Council will be providing an enquiries service staffed by rostered duty planners for the entire 40 working day notification period and people can email a PDP Enquiries email address with any questions. Fact sheets will be available online along with FAQ material, explanatory videos, community notice boards, and radio ads. Further targeted engagement is being undertaken with landowners affected by the wāhi tūpuna proposals.

#### **> MĀORI CONSULTATION | IWI RŪNANGA**

- 45 Consultation with Iwi authorities, required pursuant to Schedule 1, clause 4A of the RMA, was undertaken between 9 July and 28 July 2019, whereby sets of draft provisions were provided to iwi representatives for consideration and comment. The iwi authorities did not request any changes to the draft provisions and did not provide specific comment.
- 46 Throughout development of the Chapter 39 Wāhi Tūpuna proposals a partnership approach has been taken between Council and Aukaha (the consultancy facilitating Kai

Tahu engagement in resource management processes in Otago on behalf of Manawhenua). Aukaha has retained the direct contact with the relevant Rūnuka and Te Ao Marama Incorporated. Aukaha provided assistance and feedback in drafting of the proposals and provided direct feedback in relation to proposed Chapter 39. The feedback has been addressed through an iterative and collaborative approach to the development of the provisions.

#### 47 RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

---

48 These matters relate to the Community & Wellbeing risk category and Environmental risk category. It is associated with RISK00056 'Ineffective provision for the future planning and development needs of the district' within the QLDC Risk Register. This risk has been assessed as having a moderate inherent risk rating.

49 The approval of the recommended option will support the Council by allowing us to implement additional controls for this risk. This shall be achieved by providing for the future planning and development needs of the district which will support the mitigation of the risk.

#### FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

---

50 The review of the district plan is budgeted for in the LTP the current Annual Plan and there are no new budget or cost implications resulting from these decisions.

#### COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA

---

51 The following Council policies, strategies and bylaws were considered:

- Alignment with and consideration of the principles of the Vision Beyond 2050: <https://www.qldc.govt.nz/vision-beyond-2050/>
- Communications Policy, April 2018: <https://www.qldc.govt.nz/assets/Uploads/QLDC-Communications-Policy.pdf>
- Property Sale and Acquisition Policy 2014: <https://www.qldc.govt.nz/assets/Uploads/Council-Documents/Policies/Council-Property-Policies/Property-Sale-and-Aquisition-Policy-2014.pdf>
- Tables and Chairs in Public Space 2006, Lakes Property Services <https://www.qldc.govt.nz/assets/Uploads/Council-Documents/Policies/Council-Property-Policies/Tables-and-Chairs-Policy.pdf>
- Parks and Open Space Strategy 2017 <https://www.qldc.govt.nz/assets/Uploads/Council-Documents/Strategies-and-Publications/QLDC-Parks-Strategy-FINAL.pdf>
- The QLDC Disability Policy: <https://www.qldc.govt.nz/assets/Uploads/FINAL-Disability-Policy-May-2018.pdf>
- Waste Minimisation and Management Plan 2018 <https://www.qldc.govt.nz/assets/Uploads/Services/Rubbish-and-Recycling/WMMP/Final-WMMP-2018.pdf>

52 The recommended option is consistent with the principles set out in the named policy/policies.

53 This matter is included in the Ten Year Plan

- QLDC Ten Year Plan 2018-2028 Volume 1 pages 55-56 and Volume 2 page 105.

**LEGAL CONSIDERATIONS AND STATUTORY RESPONSIBILITIES | KA TURE WHAIWHAKAARO, ME KĀ TAKOHAKA WAETURE**

---

54 Development of the PDP Stage 3 has occurred in accordance with the requirements of the RMA 1991. Particular clauses of relevance include Sections 5-11, 31 and 32, 79 and Schedule 1.

55 The Local Government Act has also informed the review.

56 The process for notifying the PDP Stage 3 is stipulated by and will follow the procedures of the RMA.

**LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA**

---

57 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses;
- Can be implemented through current funding under the Ten Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

**ATTACHMENTS | NGĀ TĀPIRIHANGA (Circulated separately)**

---

A	<p>A1. Chapter 20 Settlements Zone</p> <p>A2. Section 32 Evaluation - Townships</p> <p>Appendix 1. Hāwea Urban Growth Boundary Landscape Report, Bridget Gilbert, July 2019.</p> <p>Appendix 2. Hāwea Community Association Letter re: Lake Hāwea Township Urban Growth Boundary, 31 May 2019</p> <p>Appendix 3. Plan Enabled Capacity in Hāwea and Albert Town, Market Economics, August 2019</p> <p>Appendix 4. ENV-2018-331-000019 Evidence in chief of James Douglas Marshall Fairgray, 23 October 2018</p>
B	<p>B1. Chapter 19A Three Parks Commercial</p> <p>B2. Section 32 Evaluation – Three Parks</p>
C	<p>C1. Chapter 39 Wāhi Tūpuna</p>

	C2. Section 32 Evaluation - Wāhi Tūpuna
D	<p>D1. Chapter 46 Rural Visitor Zone</p> <p>D2. Section 32 Evaluation</p> <p>Appendix 1. Chapter 46 Rural Visitor Zone proposed provisions and variations</p> <p>Appendix 2A. Queenstown Lakes District Council Rural Visitor Zone Review Landscape Assessment June 2019</p> <p>Appendix 2B. Queenstown Lakes District Council Rural Visitor Zone Review Landscape Assessment June 2019</p> <p>Appendix 3. Copy of Resource Consent decision RM110010 for a Structure Plan at Arcadia</p> <p>Appendix 4. Relevant objectives and policies of the Partially Operative Regional Policy Statement for Otago, 2019 and 1998 volumes.</p> <p>Appendix 5. Cardrona Village Character Guidelines 2012.</p>
E	<p>E1. Chapter 18A General Industrial</p> <p>E2. Section 32 Evaluation – General Industrial Zone</p> <p>Appendix 1: Economic Assessment of Queenstown Lakes District’s Industrial Zones, Stage 3 of the District Plan Review, 22 May 2019, Market Economics</p> <p>Appendix 2: Business Development Capacity Assessment 2017, Queenstown Lakes District, 15 March 2018, Market Economics</p> <p>Appendix 3: Landscape Memo, Glenda Drive Rural General Zoning, 21 February 2019, Helen Mellsoy Landscape Architect</p>
F	<p>F1. Section 32 Evaluation – 100 Ballantyne Road</p> <p>Appendix 1: QLDC PDP independent Hearings Panel rezoning principles</p>
G	<p>G1. Residential Design Guidelines 2019</p> <p>G2. Variations to Chapters 7,8 &amp;9</p> <p>G3. Section 32 Evaluation – Residential Design Guidelines</p> <p>G4. Appendix 3: IHP Report 09A (Relevant Excepts)</p> <p>Appendix 4: Request for Proposal (Residential Zones and Business Mixed Use Zone Design Guidelines</p> <p>Appendix 5: Design Related Residential Development Controls</p> <p>G5. Business Mixed Use Design Guidelines</p> <p>G6. Variations to Chapter 16 Business Mixed Use</p> <p>G7. Section 32 Evaluation BMUZ Design Guidelines</p>
H	<p>H1. Variation to Chapter 30 Energy and Utilities and Chapter 2 Definitions</p> <p>H2. Section 32 Evaluation Report – Energy and Utilities</p>
I	<p>I1. Variation to Chapters 21 Rural, 22 Rural Residential and Rural Lifestyle, 23 Gibbston Character, 24 Wakatipu Basin, 38 Open Space and Recreation</p> <p>I2. Section 32 Evaluation – Firefighting Water</p>
J	<p>J1. Variation to Chapter 26 Historic Heritage</p> <p>J2. Section 32 Evaluation – Chalmers’ Cottage, 41 Warren Street, Wānaka</p> <p>Appendix 1 HNZ Assessment – Chalmers’ Cottage</p> <p>Appendix 2 Chalmers Cottage Heritage Assessment</p>
K	<p>K1. Variation to Residential Chapters 7-9 and Town Centre Chapters 12-16</p> <p>K2. Section 32 Evaluation - Glare</p>
L	<p>L1. Variation to GIS Web Mapping and Maps 31A, 32 and 37 and Chapter 9 High Density Residential Rules 9.5.1 and 9.5.3</p> <p>L2. Section 32 Evaluation – Frankton Road Height Control</p>

M	M1. Variation to Chapter 2 Definitions – Residential Flat M2. Section 32 Evaluation – Residential Flat Definition
N	N1. Variation to Residential Chapters 7-9 N2. Section 32 Evaluation – Waste and Recycling Storage Space Provisions
O	O1. Variation to Chapter 38 Open Space and Recreation, 36 Noise, 29 Transport to PDP GIS Web Mapping App and Planning Maps 35 and 36 O2. Section 32 Evaluation – Chapter 38 Open Space and Recreation Zone
P	P1. Variation to Chapter 27 Subdivision P2. Section 32 Evaluation – Location Specific Subdivision Provisions
Q	Q1. Section 32 Evaluation - Atley Road Mapping Q2. Section 32 Evaluation – Wānaka MDR
R	R1. Variation to Millbrook Rule 43.5.2 R2. Section 32 Evaluation – Millbrook Rule 43.5.2