

By Email

26 August 2014

Our Ref: 6968

Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348

Attention: Matthew Paetz

Dear Matthew

**RE: PLAN CHANGE 50 QUEENSTOWN TOWN CENTRE ZONE EXTENSION PLAN
CHANGE INCLUDING SECTION 32 REPORT AND ASSESSMENT OF
ENVIRONMENTAL EFFECTS**

Please find enclosed Plan Change 50, Queenstown Town Centre Zone Extension Plan Change (including section 32 report and assessment of environmental effects).

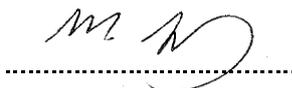
We understand staff will take this to the Councillors who will make a decision regarding notification.

Please do not hesitate to contact us if you have any queries

Yours sincerely,
MITCHELL PARTNERSHIPS LIMITED



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Queenstown Lakes District Council

Plan Change 50

Queenstown Town Centre Zone Extension

Plan Change
Including Section 32 Report
and Assessment of Environmental Effects

26 August 2014

(Folder 1 of 2)

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Overview

This plan change seeks to expand the Queenstown Town Centre zone. A report by McDermott Miller Strategies Ltd entitled the “Review into the District Plan Business Zones Capacity and Development of Zoning Hierarchy” which was undertaken in 2013, and identified a need to address the extent of the current Town Centre zone.

The Queenstown economy is based around tourism, and the Queenstown town centre is widely acknowledged to be the key tourist centre of the District. It contains the majority of commercial accommodation facilities, restaurants, cafes and bars, casinos, major tourist attractions such as the Skyline Gondola and the “Earnslaw” steamer with strong connections to other principal tourist attractions of the District’s ski-fields, golf courses, internationally recognised scenic walks and cycle tracks.

International and domestic visitors stayed around 4.1 million visitor nights in Queenstown Lakes District in the December 2012 year, and spent approximately \$930 million in the District. Around 78% of all these visitor nights were spent in Queenstown/Wakatipu and around 61% of all visitors to Queenstown town centre were international visitors¹. In New Zealand the tourism industry (international and domestic) contributed an estimated 8.6% to national GDP. In contrast tourism contributes around 35% of the District’s GDP. Around 48% of jobs in the District are of a tourism characteristic.²

The Queenstown town centre is also the administrative centre of the District, containing the headquarters of the Queenstown Lakes District Council, the District Court, Queenstown Police Station, primary, secondary and tertiary education schools and a range of other central and local government activities and agencies. It is also the commercial centre of the District where the majority of professional services (legal, accounting, insurance, etc) are located, as well as most of the District’s commercial and retail businesses. It is the largest centre of employment in the District. It is therefore an important centre for the local residents of Queenstown and its surrounds, and the distinctive feature of Queenstown is its walkability, both for visitors and residents.

However, the Queenstown town centre is at risk due to the oversupply of business zoned land around Frankton coupled with the Queenstown Town Centre zone being at or near capacity. McDermott Miller Strategies Ltd has identified a clear oversupply of business zoned land in the Frankton area. This oversupply of business zoned land could result in a decline of Queenstown’s current town centre if tourist-related businesses are dispersed. Further, investment into the tourism infrastructure within Queenstown is required to provide a higher quality tourism product, provide facilities to even out the seasonality of the tourism industry, all of which will facilitate economic growth.

There is a risk that the commercially zoned land at Frankton could undermine the sustainability of the Queenstown Town Centre. If intentions for retail expansion on Frankton Flats are realised, the Queenstown town centre would no longer be the principal centre for

¹ McDermott Miller Strategies Ltd, Review of District Plan Business Zone Capacity, 15 November 2013, page 74.

² McDermott Miller Strategies Ltd, Review of District Plan Business Zone Capacity, 15 November 2013, page 8.

retailing³. This would impact the town centre's vitality and viability for both residents and visitors, which would in turn affect Queenstown's primacy as the key tourist centre.

With most tourism businesses established within and close to the Queenstown town centre, the potential impacts of the dispersion of such businesses would impact upon the tourism industry as a whole, and on Queenstown town centre as the key tourist centre.

This would have adverse impacts on the District's tourism industry, which is the District's primary industry. To address this issue, an urgent need to expand the Queenstown Town Centre zone has been identified, and the subject plan change is one of the Council's preferred responses to this.

In terms of the "Lakeview" site, this is one of the Council's most strategically important assets to facilitate well-planned economic growth for Queenstown's town centre and the wider District. Central to the proposed site development is the construction of an international convention centre. The convention centre is expected to result in annual operational impacts equal to GDP of nearly \$31 million and full time jobs for around 460 people⁴, which also shows that the greatest operating impacts tend to be associated with the expenditure of delegates. In addition, an integrated commercial-mixed use development is planned for the remainder of the site. This could include visitor accommodation; high-density residential accommodation (to help address acknowledged housing affordability issues in the District); a retail and hospitality precinct and public recreation space.

In order to move forward with the development of the "Lakeview" site, a master planning process has been undertaken by the Council to consider the preferred form for development of the site, including the development of a convention centre.

Together with the Lakeview site, the plan change seeks to rezone three other urban blocks of land from High Density Residential zone to Queenstown Town Centre zone. These blocks are located between the current Queenstown Town Centre zone and the Lakeview site, and the Brecon Street commercial overlay, in addition to the block located immediately to the west of the existing Town Centre zone (west of Hay Street)⁵. Rezoning these sites to Queenstown Town Centre is a logical step to ensure that the Queenstown town centre remains cohesive, and to some extent reflects the commercial land uses already established in these areas.

The Plan Change will result in the following amendments to the District Plan:

- Amend Planning Maps 35 and 36 to include:
 - a. the Lakeview site within a new Queenstown Town Centre Lakeview sub-zone; and
 - b. the Isle Street/Man Street block with a new Queenstown Town Centre Isle Street sub zone; and

³ McDermott Miller Strategies Ltd, Review of District Plan Business Zone Capacity, 15 November 2013, page 35.

⁴ Insight Economics, Economic Analysis of the Proposed Lakeview Plan Change, page 3 and 18.

⁵ Refer to Appendix C for amended District Plan Maps 35 and 36 for the extent of the area to be re-zoned.

- c. the Lake Street/Beach Street/ Hay Street/ Man Street block as Queenstown Town Centre zone.
- Insert a new objective and new policies in the Section 10 of the District plan to establish the planning framework for the Lakeview sub-zone and the Isle Street sub-zone;
 - Insert reference to a *Structure Plan* for the Lakeview sub-zone that determines where any future development and future roading and public open space will occur within the site.
 - Amend the rules and methods of Section 10 of the District Plan to provide for a high quality commercial-mixed use environment within the sub-zones, including a new rule establishing Convention Centres as controlled activities and removing development limitations on residential housing developments; along with specific height and noise provisions for the Lake Street/ Beach Street/ Hay Street/ Man Street block (known as the Beach Street site).
 - Amend the rules and methods of Section 14 of the District Plan to provide specific carparking provisions for the sub-zones and amend the definition sections of the District Plan.

This section 32 evaluation includes the following documents which set out the components of the plan change to the District Plan. The amendments involve:

1. Amendments to Section 10 Town Centres – Resource Management Issues, Objectives and Policies
2. Amendments to Section 10 Town Centre Rules
3. Amendments to Section 14 Transport Rules
4. An amendment to the Definitions Section
5. Amendments to Planning Maps 35 and 36

1. INTRODUCTION

1.1 PURPOSE OF THE REPORT

This report forms a plan change to change the District Plan zoning at the site known as 'Lakeview' and two additional blocks of land in Queenstown. The subject site is bound by the Ben Lomond Scenic Reserve, Cemetery Road to the north and is depicted in the plan below:

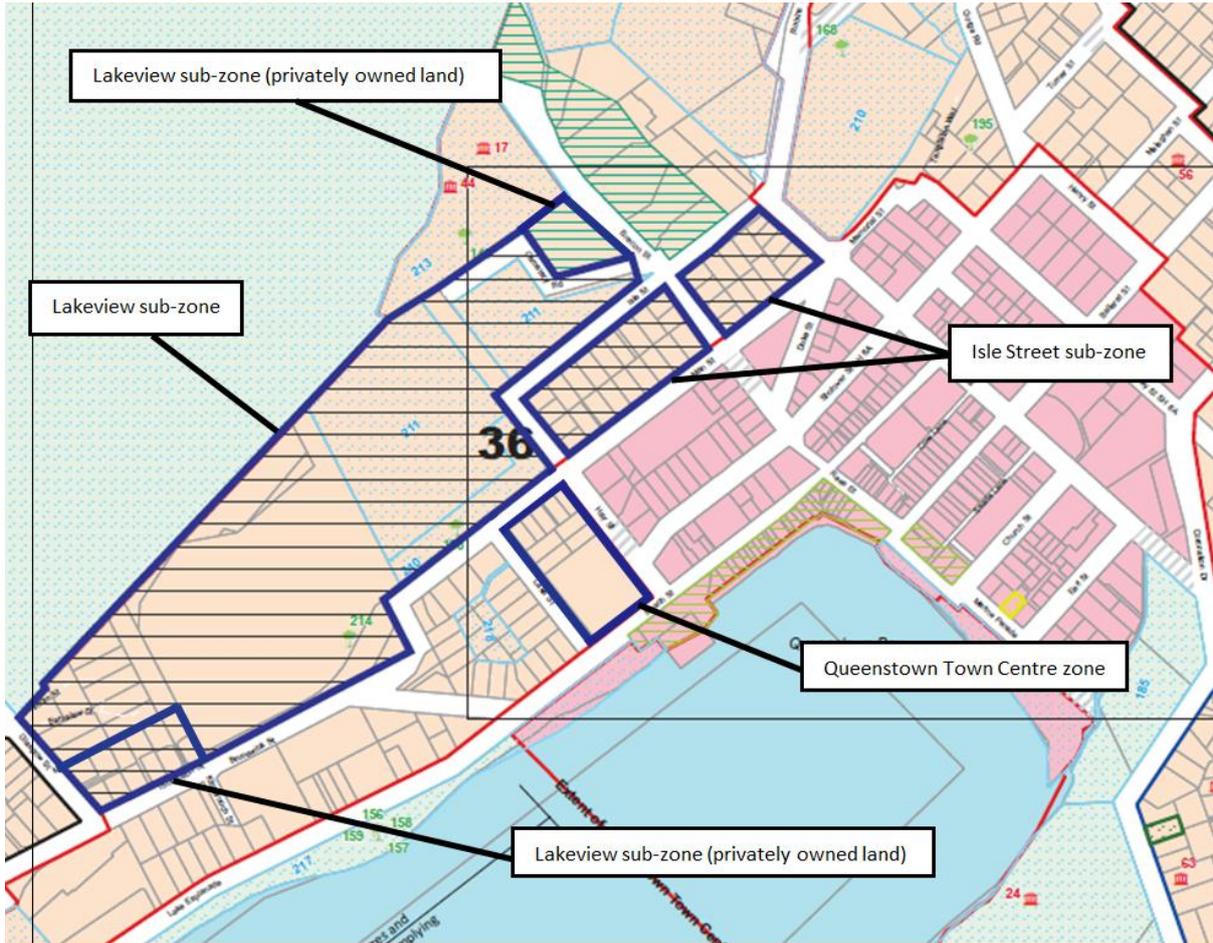


Figure 1

Source: QLDC Planning Map 35

This plan change is made by the Queenstown Lakes District Council (“QLDC”). Under section 73(1A) of the Resource Management Act 1991 (“RMA” or “Act”) a territorial authority may change a district plan in a manner set out in Schedule 1 of the Act.

1.2 STRUCTURE OF THE REPORT

The section 32 report is set out as follows:

Section 1 Introduction and structure of the report.

- Section 2 Details the background and context of the plan change which is the subject of this report. This section provides an overview of the background and serves as context to the issues with the current planning framework (the resource management issue) applying to the land.
- Section 3 Describes the proposed plan change and its purpose.
- Section 4 Describes the consultation undertaken for the plan change.
- Section 5 Details the statutory requirements and considerations for a section 32 evaluation. This section provides the evaluation of the proposed new objective, and the evaluation of the alternative planning options.
- Section 6 Summarises the assessment of environmental, social, economic and cultural effects likely to arise from the plan change, and in line with the section 32 requirements, evaluates the benefits and costs and risks of the provisions against the relevant objectives.
- Section 7 Provides the assessment of the plan change in relation to other relevant documents, including national policy statements, national environmental standards, regional policy documents and iwi management plans.
- Section 8 Provides a conclusion on whether the proposed plan change is appropriate with regard to the resource management issues to be addressed.

2. BACKGROUND

2.1 EXISTING LAKEVIEW SITE

In 1999 the Council identified the opportunity to develop the land that was being used by the municipal camping ground on Man Street in central Queenstown. The first step was to redevelop the camping ground by relocating it onto adjacent Crown Land that was used for overflow camping only. The new Queenstown Lake View Holiday Park was opened in 2002 and occupies 3.7ha (approximately) at the site, and is provided for in the District Plan by way of a designation⁶. The remainder of the site land is now largely under-utilised, accommodating 169 cabins together with some of the un-used camp ground buildings, all of which are owned by Council and some have short term leases. Other short term or periodic leases held for this site include Allied Petroleum and various community groups including the Japanese Family Society, Wakatipu Toy Library, and Showbiz Queenstown.

The parcel of land to the west of the site known as (and herein referred to as) the Lynch block, is freehold land owned by Council. There are leases for cabins

⁶ An alteration to the designation boundary is sought in conjunction with this plan change.

(included in the 169 cabins noted above) over this land and it will become available for development in 2015.

The block of land immediately adjacent to and south of the Lynch block is privately owned land, and is included in the plan change as part of the Lakeview sub-zone (and shown on the proposed structure plan for the Lakeview sub-zone). This block (combined) is approximately 6,200m² in area, comprises 12 allotments.

The Lakeview site is centrally located within easy walking distance of the Queenstown commercial centre. It is elevated above the lake and town and provides excellent views across the township, Lake Wakatipu and to the Remarkables beyond. With this aspect, the site presents an opportunity to provide a high quality development that extends and complements the Queenstown commercial centre.

It is noted that a rationalisation of the reserve land under the Reserves Act 1977 at the Lakeview site is proposed. This process will run alongside to the plan change process.

2.2 DESCRIPTION OF ADDITIONAL LAND

In addition to the Lakeview site, this plan change seeks to rezone additional land which is situated immediately adjacent to the current Queenstown Town Centre zone. This land includes:

- The *Isle Street* blocks – these blocks are bounded by Camp Street, Isle Street, Man Street and Hay Street. These blocks predominately accommodate dwellings, along with some small scale commercial office activities and small scale visitor accommodation activities.
- The *Beach Street* block, bounded by Hay Street, Beach Street, Lake Street and Man Street.

These blocks are depicted on the plan above (Figure 1).

All the sites subject to the plan change are currently zoned High Density Residential sub-zone A in the Operative Queenstown Lakes District Plan.

2.3 RECEIVING ENVIRONMENT

Land uses within immediately adjoining sites to the Plan Change sites are varied – there are predominantly residential activities on Man Street, opposite the James Clouston reserve, and on the opposite side of Glasgow Street. Further down Man Street (within the blocks contained by Man-Hay-Isle and Camp Streets) there are predominantly residential activities, interspersed with smaller visitor accommodation activities.

On Brecon Street a variety of commercial and community activities are established. This area is zoned High Density Residential within the District Plan, and is within a Commercial Precinct overlay. This Commercial Precinct overlay reflects the

predominate commercial uses here including the Skyline Gondola, indoor golf commercial activity, Kiwi Birdlife Park, and a child care centre.

Activities adjacent to the site across Thompson Street/Brunswick Street comprise large scale hotels – Hotel Saint Moritz, Peppers Beacon and just beyond the site boundary, the Rydges Lakeland Resort. These resorts are built to orientate south (away from the Lakeview site), to capitalise on the view across the Lake. The Lakeview site is elevated above these hotel sites.

In terms of the wider environs, the Lakeview site is located approximately 300m from the Lake edge of Queenstown Bay, and approximately 120m (measured from the intersection of Isle and Hay streets) from the edge of the Queenstown Town Centre Zone. There are visual connections to the Queenstown commercial centre from the site, with the proximity of commercial activities including the large hotels (which are not zoned Town Centre). As a result, the receiving environment can be described as mixed-use with a leaning towards mixed commercial and visitor accommodation.

The Queenstown commercial centre also provides the principal commercial and community centre for the District, playing a key role for local residents. It accommodates the Council, District Court, Police Station, government agencies, and the majority of the professional services. As well as providing key retail, social and cultural functions for the local community it is the principle centre of employment in the District.

More generally, this part of Queenstown can be described as comprising part of the key tourist centre of the District⁷ – containing the majority of the visitor accommodation facilities, tourist focused retail, restaurants cafes and tourist attractions such as the Skyline Gondola and the ‘Earnslaw’, amongst others.

A report prepared by McDermott Miller Strategies Ltd reviewed the capacity of existing commercial zones in the District Plan. This report concluded that the Queenstown Town Centre zone is at full or near capacity:

“The supply of vacant Queenstown and Arrowtown Town Centre land is already effectively exhausted⁸”

“Queenstown Town Centre is limited in size; it appears to be near full capacity, but there is potential for expanding the zone. ..Because of the space constraints on Queenstown Town Centre, there are commercial retail initiatives in other locations, chiefly Frankton Flats.”⁹

The McDermott Miller Strategies Ltd report goes on to state that there is:

“an acute shortage of vacant land zoned Town Centre, meaning Queenstown Town Centre Zone has to either expand or be redeveloped more intensely, otherwise activities appropriate to the Queenstown Town Centre will have to locate in other zones”¹⁰.

⁷ McDermott Miller Strategies Ltd, Review of District Plan Business Zone Capacity, 15 November 2013, page 74.

⁸ McDermott Miller Strategies Ltd, Review of District Plan Business Zone Capacity, 15 November 2013, page 42.

⁹ McDermott Miller Strategies Ltd, Review of District Plan Business Zone Capacity, 15 November 2013, page 3.

¹⁰ McDermott Miller Strategies Ltd, Review of District Plan Business Zone Capacity, 15 November 2013, page 42.

In conclusion, the receiving environment for the plan change can be described as vibrant and buoyant through accommodating a range of commercial, residential and visitor activities serving both the local community and visitors. Key to the purpose of this plan change is to retain the Queenstown commercial centre's role as the dominant commercial and tourist centre for the District.

2.4 THE RESOURCE MANAGEMENT ISSUE

The resource management issue to be addressed by this plan change is a shortage of commercially zoned land in the Queenstown town centre. The Queenstown town centre is widely acknowledged to be the key tourist centre of the District, as well as serving the local community. It contains the majority of commercial accommodation facilities, restaurants, cafes and bars, a casino, major tourist attractions such as the Skyline Gondola and the "Earnslaw" steamer with strong connections to other principal tourist attractions of the District's ski-fields, golf courses, internationally recognised scenic walks and cycle tracks.

International and domestic visitors stayed around 4.1 million visitor nights in Queenstown Lakes District in the December 2012 year and spent approximately \$930million in the District. Around 78% of all these visitor nights were spent in Queenstown/Wakatipu and around 61% of all visitors to Queenstown town centre were international visitors¹¹.

The Queenstown town centre is also the administrative centre of the District, containing the headquarters of the Queenstown Lakes District Council, the District Court, Queenstown Police Station, primary and tertiary education schools and a range of other central and local government activities and agencies. It is also the commercial centre of the District where the majority of professional services (legal, accounting, insurance etc) are located, as well as most of the District's commercial and retail businesses. It is the largest centre of employment in the District. In 2011 around 43% of the District's jobs (6,900) were in Central Queenstown compared with 20% (3,200) in Wanaka town and 15% (2,400) in Frankton Flats.¹²

The undersupply of commercial land in the town centre was established in the report by McDermott Miller Strategies Ltd (November 2013) (refer **Appendix A** attached) commissioned by the Council. This report addressed the following questions:

- What is the capacity of the different types of zoning?
- How different are the existing commercial zones?
- How much capacity do we require for the next planning period?
- Do they cater for all the commercial needs?
- Is there a risk of dispersal of retail and commercial activity adversely affecting key areas such as town centres or creating infrastructural or economic inefficiencies?

¹¹ McDermott Miller Strategies Ltd, Review of District Plan Business Zone Capacity, 15 November 2013, page 74.

¹² McDermott Miller Strategies Ltd, Review of District Plan Business Zone Capacity, 15 November 2013, page 74.

In answering these questions the McDermott Miller Strategies Ltd report identified the major issues facing the District as¹³:

- Queenstown has experienced sustained growth over several decades driven by its popularity as an international and domestic alpine resort.
- Queenstown Town Centre Zone is limited in size; it appears to be near full development, which is constraining its ability to sustain its role as a commercial, tourist, and community centre, but there is potential for expanding the zone.
- The report noted other developments in Queenstown catering primarily for the expansion of retailing, including:
 - Large format retail development, commercial office development cinema and “pubic amenities” in an expanded (by Plan Change 34) Remarkables Park Shopping Centre.
 - Putative development of visitor-oriented cafes, boutique retail, accommodation and other visitor attractions/facilities in Activity Area 3 (“Riverside Peninsula”) of Remarkables Park Zone.
 - The Five Mile Retail Centre, including a Countdown Supermarket, a department store and specialist retailers, commercial offices and visitor accommodation.
 - Development of the Shotover Park retail centre with the first stage (consented) being a PAK’nSAVE supermarket and Mitre 10 Mega store to be followed by other “home” stores.
- Beyond this there may be:
 - Further development of “Riverside Peninsula” as a possible secondary visitor accommodation and activity centre.
 - Expansion of Five Mile Retail Centre onto Area C1 of Frankton Flats Special Zone (B) (Plan Change 19 land).
 - Ground floor retail in Area C2 of Frankton Flats Special Zone (B).

McDermott Miller Strategies Ltd has identified an oversupply of the above business zoned land in the Frankton area whilst the Queenstown Town Centre zone is at full or near full capacity. There is 0.5 hectares of available town centre zoned land in Wakatipu and Arrowtown, whereas there is 40.5 hectares of available business, industrial and suburban retail zoned land in the same areas.

There is a concern that an excessive supply of retail land on the northern edge of the town could affect Queenstown’s town centre if retail tenants are “poached” by other centres.

More importantly, the need for the Town Centre to consolidate and enliven Queenstown in order to facilitate growth has been identified. This involves providing additional capacity for new hotels to develop, establishing and upgrading tourist facilities (such as a convention centre) and businesses in order to broaden the range

¹³ McDermott Miller Strategies Ltd, Review of District Plan Business Zone Capacity, 15 November 2013, page 3.

of tourism offerings and facilitate growth in the tourism sector. The opportunity to expand existing activities and establish new ones in the town centre will sustain tourism growth and help smooth out the seasonality of the tourist industry in Queenstown. The expansion of the Queenstown Town Centre is considered necessary to facilitate this economic growth¹⁴.

The consequences of intensifying and concentrating tourism accommodation, attractions and activities in an expanded Queenstown Town Centre zone, being the key tourist centre for the District, are likely to be:

- Market profile and sales benefits associated with the massing of opportunities to purchase at a single central point, consequently boosting the economic contribution of tourism while reducing the risks for individual operators;
- Destination Queenstown will be able to present a more coherent product offer to the world as part of a marketing strategy involving matching differentiated tourism products to high-value market segments that if accommodation and other visitor facilities are increasingly dispersed.
- Residents as well as tourists will benefit from accessibility (by foot) to retail and nightlife.
- Concentration of commercial offices in the extended Town Centre will reinforce the role of the Town Centre as the commercial hub of the district, thus achieving efficiencies by concentrating personal and business services in one locality.
- Provision of infrastructure to new buildings is likely to be more economic if these are concentrated rather than dispersed.¹⁵

As noted above, the dispersion of business zones coupled with the near full capacity of the Town Centre mean that its ability to sustain its current role is at risk. Specific risk factors include:¹⁶

- Declining quality of tourist offer in commercial accommodation, retail product and standard of retail premises;
- Prohibitive cost to development;
- Potential diversion of key functions, visitor accommodation, retailing and other activities to suburban centres elsewhere.

Given the District depends upon the tourism industry for its economic, social and cultural wellbeing and that the national economy benefits from it, McDermott Miller Strategies Ltd has concluded that intensification of the tourism industry and product offer and its concentration in the Queenstown commercial centre is required to facilitate economic growth in the Queenstown Lakes District¹⁷. This cannot occur without the expansion of the Queenstown Town Centre zone.

¹⁴ McDermott Miller Strategies Ltd, Review of District Plan Business Zone Capacity, 15 November 2013, pages 74-75.

¹⁵ McDermott Miller Strategies Ltd, Review of District Plan Business Zone Capacity, 15 November 2013, page 72.

¹⁶ McDermott Miller Strategies Ltd, Review of District Plan Business Zone Capacity, 15 November 2013, page 74-75.

¹⁷ McDermott Miller Strategies Ltd, Review of District Plan Business Zone Capacity, 15 November 2013, page 75.

In addition to expanding the Queenstown Town Centre zone, the development of a convention centre has been identified as a key development to help overcome some of the above threats, and to encourage new investment to improve the performance of the Queenstown Town Centre as the District's commercial centre¹⁸. This will strengthen the centre's functionality in terms of adding depth to the tourism product in Queenstown.

Therefore, in line with the recommendations of the McDermott Miller Strategies Ltd report, and the McDermott Consultants Ltd peer review recommendation (refer **Appendix A**), the purpose of the subject plan change is to address the Queenstown Town Centre zone capacity issues to ensure the Queenstown Town Centre can maintain and enhance its role as the commercial, civic, and community hub of the district and as the tourism centre. This is considered to be an urgent issue facing the District, and one that can be addressed immediately via the rezoning of land adjacent to the Queenstown Town Centre Zone, including the currently under-utilised Lakeview site.

The subject plan change also takes into account the housing diversity issues facing the District. Through the proposed plan change, some limitations on residential development will be addressed, providing improved opportunities for higher density and greater diversity in housing options. While housing affordability issues will not be directly addressed through the subject plan change, resultant housing at the sites will provide accommodation options where transportation and heating costs can be reduced to due proximity to the town centre and sustainable building design.

To summarise, the resource management issues to be addressed by this plan change are summarised as:

- Providing additional commercially zoned land to address the shortage of the Queenstown Town Centre zone to ensure the Queenstown commercial centre remains the dominant tourist centre and the primary commercial centre for the District;
- Facilitating opportunities for economic growth in the tourism sector by providing for increased opportunities for commercial tourism development downstream within Queenstown;
- Providing opportunities for greater diversity in housing options.

3. THE PROPOSED PLAN CHANGE

3.1 THE PURPOSE OF AND REASONS FOR THE PROPOSED PLAN CHANGE

Current Zoning

The subject sites are currently zoned High Density Residential – sub-zone A in the operative Queenstown Lakes District Plan (“**QLDP**”). This zone makes provision for

¹⁸ McDermott Miller Strategies Ltd, Review of District Plan Business Zone Capacity, 15 November 2013, page 75.

the continuation and establishment of higher density residential and visitor accommodation activities in recognition of these areas proximity to the town centres. Permitted activities at these sites include:

- Stand-alone residential units
- Multi-unit development up to three units
- Buildings with a footprint of up to 500m² in area

Visitor accommodation is a controlled activity in the zone.

Further relevant site and zone standards applicable to this land include:

- Site standard - 65% maximum site coverage for buildings
- Site standard - Non-residential activities (excluding visitor accommodation) are limited to 40m² per site
- Site Standard - Road yard setback – 4.5m
- Site Standard - Internal setbacks 4.5m + 2m + 2m
- Site Standard - Continuous building length – no greater than 16m without a break, and then 30m in total (including break)
- Site Standard - Outdoor living space of 20m² at ground level or 8m² above ground, per residential unit
- Site Standard - 20% of site to be used for landscape coverage
- Zone Standard - Maximum building height on flat sites is 8m
- Zone Standard - Maximum building height on sloping sites 7m
- Zone Standard (Subdivision) 450m² minimum site size
- Zone Standard - Recession plane requirements of 25° and commencing at 2.5m above ground level on the boundary (for flat sites).
- Zone Standard - Recession plane requirements of 25° and commencing at 2.5m above ground level at any given point along each internal boundary (for sloping sites).

Purpose of and reasons for the Plan Change

The resource management issues pertinent to the site and Queenstown's town centre have been identified above (refer section 2.4). The purpose of the plan change is to extend the Town Centre zone and to include new planning provisions that will enable the efficient and effective development of this land in a manner that complements and contributes to the ongoing vitality of the Queenstown Town Centre zone.

3.2 EXPLANATION OF THE PROPOSED CHANGES TO THE DISTRICT PLAN

The changes required to the Operative Queenstown Lakes District Plan are discussed below:

Town Centre Zone Changes

Lakeview sub-zone

The Lakeview site is considered appropriate for rezoning to Queenstown Town Centre zone as it is an underdeveloped site in very close proximity to the existing town centre zone. This location and the fact that, for a large part of the site it is ready for immediate development means that it is ideally suited for rezoning. This site connects to Brecon Street which already has a commercial overlay in the District Plan reflecting existing commercial activities in this area and directing future commercial activities here. The Gondola is a key commercial tourism activity that draws people from the Queenstown Mall area up Brecon Street, and accordingly the Lakeview site will complement this existing situation by extending the Town Centre zone to the north west of the current zone boundary.

The proposed plan change involves the introduction of a new sub-zone within the Queenstown Town Centre zone (Section 10, part 10.6). The new sub-zone is the 'Lakeview sub-zone'. The new sub-zone will provide for the expansion of the Queenstown Town Centre zone over the 11ha (approximately) site, while including appropriate performance standards and land use controls to ensure the site is developed appropriately to maximise its potential and to complement the existing Queenstown Town Centre zone.

The plan change comprises the introduction of a new objective, policies and methods including rules, and a structure plan in the District Plan.

The structure plan comprises a site plan which defines the land parcels on the site and the proposed locations for roads and public spaces, and 'active frontage' areas. The structure plan also sets out the height limits for buildings at the site. The structure plan is to be included in Section 10 of the District Plan.

Other incidental and minor changes to the Section 10: Town Centres (Issues, Objectives and Policies) are proposed.

Isle Street sub-zone

The Isle Street blocks have been identified as suitable to rezoning to Queenstown Town Centre zone as they are located immediately adjacent to the current Town Centre boundary. Activities within this zone are beginning to accommodate more commercial activities, reflecting the need for additional Town Centre zoned land in Queenstown. Rezoning the Isle Street blocks enables a connection through to the commercial overlay on Brecon Street, and then to the Lakeview site.

The proposed plan change also includes the introduction of a second new sub-zone – the Isle Street sub-zone, within the Queenstown Town Centre zone (Section 10, part 10.6). This sub-zone provides for the expansion of the Queenstown Town Centre zone by providing for complementary activities that connect the commercial heart of Queenstown to the commercial, community and tourist activities along Brecon Street. This sub-zone is anticipated to provide for some residential activities, visitor accommodation activities and small scale commercial activities.

Activities and the development of buildings in this sub-zone will be managed through the District Plan to provide for a high quality mixed use-commercial environment where built development can take advantage of the sub-zone's elevation. Specific bulk and location provisions have been developed to enable the intensification of built development in this sub-zone while providing an appropriate level of amenity for a mixed used environment.

Beach Street site

The Beach Street site has been identified as suitable for rezoning to Town Centre due for the most part to its location immediately adjacent to the Queenstown Town Centre Zone on two sides – Hay Street and Beach Street. The block accommodates a large visitor accommodation activity which announces the entrance to the Town Centre when approaching from the southwest. Extending the town centre over this site will enable the development of commercial activities that could enhance this site, particularly along the Beach Street frontage.

Provisions proposed for the Beach Street site include the existing Queenstown Town Centre provisions without amendment, with the exception of:

- Noise rules – it is proposed to retain the current noise rules applicable at this to avoid any change in noise effects at this location;
- Maximum building height limits – again, the maximum building height limits that currently apply at this site have been retained.

Definitions

A new definition is proposed to be included in the Definitions Section of the District Plan (Volume 1) to provide a definition for "*Convention Centre*".

Protected Trees

The trees at the Lakeview site that are protected in the operative Queenstown Lakes District Plan have been assessed and these trees will remain protected via Appendix 3 to the District Plan: Inventory of Protected Features Heritage Trees – Queenstown. The plan change does not seek to change the protected trees at the subject site.

Heritage Features

A protected heritage feature is identified on planning map 36 within the Isle Street sub-zone proposed plan change area:

Inventory of Protected Features – Buildings - Dwellings
Item 68: Glenarm Cottage, 50 Camp Street, Queenstown Section 1 Block XII
Town of Queenstown

This building is classified as 'Category 2' by the Queenstown Lakes District Council. No changes to this annotation are proposed as part of this plan change – the feature will retain the same level of protection as it current does under the District Plan.

Designations

Camping Ground

It is noted that the Lake View Holiday Park is located on the site and will remain so. The camping ground is provided for by way of a designation. This designation is required to be reduced to rationalise the land occupied by the holiday park while enabling the development of the under-utilised part of the Lakeview site. It is intended that this designation alteration will be sought once the plan change has progressed further.

Cemetery Road Designation

Cemetery Road is a formed road that currently provides one access to the Lake View Holiday Park. The land parcel containing the road is part of this proposed plan change to be rezoned to Queenstown Town Centre – Lakeview sub-zone. This land is included in the plan change because, should the road be stopped (and the designation uplifted) at a future date, then the less intensive zoning adjoining the road would be effective on the land. Cemetery Road adjoins the Queenstown Cemetery to the north, and the underlying zoning of the Cemetery is High Density Residential. Therefore, currently the road would assume the High Density Residential Zone should it be stopped.

Accordingly, in order to ensure the efficient use of this land in the future, the proposed Queenstown Town Centre Lakeview sub-zone is proposed to extend over Cemetery Road.

Transportation Section Changes

Some changes are proposed to be made to Chapter 14 of the District Plan: Transportation. These changes address the car parking requirements for the Lakeview sub-zone. No changes are required to the loading provisions in Chapter 14 as loading activities are adequately provided for in the operative provisions.

Planning Maps

District Plan Maps 35 and 36 are also to be updated to illustrate the new Queenstown Town Centre Lakeview sub-zone, the new Queenstown Town Centre Isle Street sub-zone and the Queenstown Town Centre zoning over the Beach Street site. The proposed District Plan Maps are attached as **Appendix C**.

Overview of the Changes

Lakeview sub-zone Structure Plan

The *Structure Plan* determines where any future development and future roading and public open space will occur within the site. The areas shown on the *Structure Plan* provide for the camping ground activity presently located on-site, albeit within a smaller area, the location for roads, and location of reserve land (including the Square) and developable land at the site.

Future buildings and activities are to be undertaken in accordance with the rules and in compliance with the site and zone standards, and relevant standards of the General sections of the District Plan (including the rules around trees). In particular:

- All buildings are to be controlled activities (as in the Queenstown Town Centre Zone but with additional urban design controls);
- Licensed premises are to be controlled activities (as in the Queenstown Town Centre Zone Transitional Zone);
- Visitor Accommodation is to be a controlled activity (as in the Queenstown Town Centre Zone), but with some extra controls around parking and pedestrian connections to the Queenstown commercial centre;
- Retail activities will be managed to prevent large format retail in the Lakeview sub-zone to ensure the sub-zone complements rather than detracts from the existing QTCZ and the retail areas at Frankton/Remarkables Park;
- A Convention Centre is provided for in the Queenstown Town Centre Zone Lakeview sub-zone) as a Controlled activity, and a Discretionary activity for the remainder of the zone;
- High density residential activities are provided for, and will be subject to the requirements for buildings in the Lakeview sub-zone to provide a high quality-high density residential/urban environment, and noise insulation requirements to manage reverse sensitivity effects;
- On site carparking and bus parking is required for some activities to manage parking demand and facilitate other modes and transport, in particular the development of pedestrian routes;
- Any future site development not in general accordance with the *Structure Plan* or not achieving with the standards are to be discretionary activities;
- The *Structure Plan* will depict the roading layout through the sub-zone, and will also depict the areas along Thompson Street which will be set aside for road widening purposes, and the area of land at the corner of Thompson Street and Hay Street that will provide a corner splay for the road at this location; and
- Height limits for the sub-zone have increased (significantly at appropriately located parts of the sub-zone) to enable intensification of use.

Isle Street sub-zone

- All buildings are to be controlled activities (as in the Queenstown Town Centre Zone
- Licensed premises are to be controlled activities (as in the Queenstown Town Centre Zone transitional);
- Visitor Accommodation is to be a controlled activity (as in the Queenstown Town Centre Zone);
- Retail activities will be managed to prevent large format retail in the Isle Street sub-zone to ensure the sub-zone complements rather than detracts from the existing QTCZ and the retail areas at Frankton/Remarkables Park;

- High density residential activities are provided for, and will be subject noise insulation requirements to manage reverse sensitivity effects;
- Height limits for the sub-zone have increased to enable an additional storey for buildings, and two additional storeys in certain situations;
- Recession planes are established to provide access to sunlight; and
- Setbacks from road boundaries are managed to encourage buildings to interface with the streets.

Beach Street site

The Queenstown Town Centre Zone provisions apply, except:

- Building height provisions are the same as the High Density Residential Zone; and
- Noise provisions are the same as the Queenstown Town Centre Transition sub zone.

The proposed changes to the current provisions of the Queenstown Lakes District Plan are attached to this report as **Appendix D**.

4. CONSULTATION

This section sets out the process that has been undertaken in the development of the plan change. It is noted that the Council has undertaken a considerable amount of public consultation in relation to the Lakeview site. This consultation sought public feedback on whether or not the Council should partially fund a convention centre development at this site, and whether the Council should pursue a plan change to rezone this site.

In terms of consultation directly related to the proposed plan change, this process and the outcomes are described below.

4.1 QLDC ANNUAL PLAN CONSULTATION FOR THE CONVENTION CENTRE

The Queenstown Lakes District Council has undertaken consultation with the public on whether or not the Council should partially fund the development and operation of a convention centre at the Lakeview site. This consultation has been ongoing since August 2013, and on June 26 2014 the Council resolved to continue with the investigative process into developing a convention centre at Lakeview.

The publication of Scuttlebutt (April 2014) published a broad plan of development of the entire site - including the convention centre, and an artist's impression of the convention centre, and sought public feedback.

The outcome of the feedback demonstrated that a majority of the feedback supported the convention centre, and the plan change for the site.

4.2 STATUTORY CONSULTATION FOR THE PLAN CHANGE

Information about the plan change was sent to the following parties during the development phase of the plan change:

- the Minister for the Environment,
- the Minister of Conservation,
- the Otago Regional Council,
- Kai Tahu ki Otago (“**KTKO**”), and
- Te Ao Marama.

Kai Tahu ki Otago provided a response to the pre-lodgement consultation, stating that they had no concerns in relation to the proposed plan change.¹⁹ Te Ao Marama have responded with a letter in support of the proposed Plan Change. It is noted that consultation with these statutory parties will continue as the plan change process progresses.

4.3 CONSULTATION WITH KEY STAKEHOLDERS AND NEIGHBOURS

The QLDC sought to engage with individuals to inform them about and obtain their feedback on the proposal to lodge a plan change to rezone the subject sites to Queenstown Town Centre zone in the District Plan. The following section describes the consultation undertaken with, and the feedback received from, key stakeholders and neighbours. This section also describes how the feedback has been used to inform the plan change.

Land owners and occupiers of the sites subject to the plan change, as well as neighbouring owners and occupiers (other than those identified within the statutory consultation section above) were identified and consulted with during the preparation stage of the plan change. These parties included:

- Key Stakeholders - owners/occupiers of the privately owned land directly affected by the proposed plan change (owners and occupiers of the land proposed to be re-zoned).
- Owners and occupiers of the cabins situated on the Lakeview site;
- Neighbours - immediate neighbours to the sites and neighbours separated from the sites by a road corridor.

An information sheet and a feedback form was sent to 604 owners and occupiers of properties identified, including all the cabins. A map identifying the properties that received the information sheet and feedback form is attached as **Appendix E**. A copy of the information sheet is attached as **Appendix F**.

¹⁹ Kai Tahu ki Otago have requested that an accidental discovery protocol applies at the sites.

Fifty one parties responded with feedback. Of the feedback received, 17 parties stated they agreed with the plan change proposed and 25 were opposed to it and nine were neutral (or did not say whether they supported the plan change or not).

Through the consultation process landowners requested that additional land be included in the plan change, and two of these sites were considered to be appropriate for rezoning as part of this plan change²⁰. The sites included are 34 Brecon Street and the Beach Street site. One feedback form suggested that the two blocks bounded by Hay Street, Man Street, Brunswick Street and Beach Street be included in the Plan Change. One of these blocks (the Beach Street site) was considered appropriate for rezoning and is part of the subject proposed plan change.

Given the plan change area was expanded through the course of the consultation process, a further consultation process involving delivering an information sheet and feedback form to identified parties was undertaken in order to advise newly identified parties that their land was subject to be rezoned, or that was now adjacent to the proposed plan change site.

Summary of key stakeholder and neighbours feedback and how it informed the plan change

This section responds to the main areas of feedback received from key stakeholders and neighbours.

The key outcomes to arise from the consultation process have been the inclusion of 34 Brecon Street and the Beach Street site within the extent of the plan change area.

Most of the feedback received that did not support the plan change was received from the cabin owners and occupiers, who raised concerns about the loss of affordable housing that would result from the removal of the cabins from the Lakeview site. It is acknowledged that the removal of the cabins from the Lakeview site will remove this housing option, however the plan change provides for residential housing within the plan change area.

Some cabins owners and occupiers also raised concerns about the loss of amenity, leisure and cultural values by the removal of the cabins and the re-development of the Lakeview site. The cabins on Thompson are in the process of being documented in order to record the heritage (recreational and leisure) values associated with them.

Feedback received identified concerns with the interface with Glasgow Street, and requested security fencing be provided at 10 Glasgow Street. While security fencing is not considered to be appropriate, the plan change does ensure that the Town Centre – Residential zone interface at Glasgow Street is well managed through the retention of the bulk and location requirements at this interface, and the noise provisions.

²⁰ Some parties have been advised that the District Plan review process would be a more suitable process for seeking the rezoning and/or a change of provisions for their land.

Feedback from parties consulted within the Isle Street blocks raised concerns about potential building heights, seeking a high level of amenity is retained for these blocks. The bulk and location requirements for the Isle Street blocks have considered this feedback and provide a balance between providing for additional density in this location whilst managing a build form and enabling an activity mix considered appropriate in this location.

Feedback was received in support of the plan change, but seeking that the plan change ensures the Lakeview site is appropriately managed to realise its potential. Through the Structure plan and associated provisions, the Plan change provides for a high quality development of the Lakeview site.

Many parties stated that they had not received sufficient information on the plan change, and/or sufficient had time to consider the plan change in order to provide informed feedback.

Several parties raised issues relating to the development of the convention centre and the loss of Council revenue associated with the termination of leases for the cabins.

Those parties supportive of the plan change noted that the proposal will be beneficial to local businesses, and will accommodate 'spill over' of commercial activities from the CBD.

5. STATUTORY REQUIREMENTS

5.1 EVALUATION UNDER SECTION 32 OF THE ACT

All District Plan changes must be evaluated as directed by section 32 of the RMA. Section 32(1) and (2) specifies what the evaluation must examine:

- (1) *An evaluation report required under this Act must—*
 - (a) *examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
 - (b) *examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*
 - (i) *identifying other reasonably practicable options for achieving the objectives; and*
 - (ii) *assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
 - (iii) *summarising the reasons for deciding on the provisions; and*
 - (c) *contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*

- (2) *An assessment under subsection (1)(b)(ii) must—*
- (a) *identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
 - (i) *economic growth that are anticipated to be provided or reduced; and*
 - (ii) *employment that are anticipated to be provided or reduced; and*
 - (b) *if practicable, quantify the benefits and costs referred to in paragraph (a); and*
 - (c) *assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*

Section 32(3) is relevant to this proposed plan change as the plan change proposed to amend the existing QLDP:

*If the proposal (an **amending proposal**) will amend a standard, statement, regulation, plan, or change that is already proposed or that already exists (an **existing proposal**), the examination under subsection (1)(b) must relate to—*

- (a) *the provisions and objectives of the amending proposal; and*
- (b) *the objectives of the existing proposal to the extent that those objectives—*
 - (i) *are relevant to the objectives of the amending proposal; and*
 - (ii) *would remain if the amending proposal were to take effect.*

Section 32(3) requires a proposal that amends objectives and provisions of an existing plan or plan change, to be evaluated in terms of efficiency and effectiveness against the relevant existing objectives (where the existing objectives are relevant to the amending proposal and would remain if the amending proposal was to take effect).

5.2 EVALUATION OF EACH NEW OBJECTIVE

Section 32(1)(a) of the RMA requires the evaluation to examine the extent that a new objective is the most appropriate way to achieve the purpose of the Act. One new objective is proposed as part of this plan change. This section of the report considers the objective in the context of the purpose of the Act and assesses whether the objective assists in achieving the other existing objectives in the Town Centre section (Section 10) and other relevant objectives of the District Plan.

The following objective is proposed to be inserted within the Queenstown Town Centre objectives and policies (Section 10.2.4):

10.2.4

Objective 3 – A high quality, attractive environment within the Lakeview sub-zone where new business, tourist, community and high density residential activities will be the predominant use.

This objective describes the desired environmental outcome to be achieved from the resolution of the resource management issue set out in section 2.4.

The objective provides for a high quality, attractive environment to deliver a quality urban environment at Lakeview. This development is intended to support the District's tourism industry by enabling new developments to occur within the Queenstown town centre, which will enhance the District's economy.

The proposed objective is to be included in the Queenstown Town Centre objectives and together will work with these existing objectives to address the resource management issues facing the Queenstown Town Centre zone.

Purpose of the Act

Section 5 of the Act sets out its purpose follows:

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –*
 - a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
 - c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The rezoning of the Lakeview site will enable the efficient development of this land, which, in Queenstown, and in close proximity to the Town Centre is a very scarce physical resource. Retaining the existing zoning at this site with its limitations on density would be a lost opportunity for the community to provide for their social, economic and cultural wellbeing. Further, the proposed Lakeview site will provide for considerable public reserve areas enabling social benefits.

The Lakeview site is an important physical resource for the community, the District and the wider region and the objective will better provide for the appropriate development of the site. The expansion of the Queenstown Town Centre zone and providing for the development of this site will assist in realising economic gains for the District. It will also assist to address those matters highlighted as comprising issues in Section 2.4 of this report. The Insight Economics report (refer **Appendix H** attached) has determined that the plan change for the Lakeview site under the default scenario will result in \$68.4 million of additional GDP for the District, 1,600 in additional jobs resulting from the ongoing operation of new activities at the site, and \$55.3 additional GDP for the District in construction revenue²¹.

The plan change provides for rezoning land that is 'brown fields' – land that is already within the confines of the Queenstown urban boundary. With the effective management of stormwater runoff, the plan change will be consistent with section

²¹ Insight Economics, Economic Analysis of the Proposed Lakeview Plan Change, page 2.

5(2)(b) which requires the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while safeguarding of the life-supporting capacity of air, water, soil and ecosystems.

As is demonstrated through the Assessment of Effects (refer **Appendix B** attached) and the associated technical reports prepared to inform this plan change, the plan change includes provisions that will enable the avoiding, remedying, or mitigating any adverse effects of activities within the plan change areas on the environment.

This objective is considered to be consistent with section 5 of the Act.

Section 6

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (e) Relationship of Maori and their cultures and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga*
- (f) The protection of historic heritage from inappropriate subdivision, use, and development.*

The proposed objective relates to the Lakeview site. This site is not classified as an outstanding natural feature or landscape in the QLDP and, aside from the protected trees which are not indigenous; there are no areas identified containing significant indigenous vegetation or significant habitats of indigenous fauna at the site. KTKO and Te Ao Marama confirmed that they have no concerns regarding the plan change.

The Ben Lommond scenic reserve to the north of the site is classified as an Outstanding Natural Landscape in the District Plan. This scenic reserve accommodates the Skyline Gondola and associated facilities, mountain bike trails and zipline activities. The plan change area does not encroach into this reserve. However, the plan change proposes additional building height, providing for up to 26m in one location. The additional building height proposed is situated towards the rear (north-west boundary) of the Lakeview site, and will be set against the backdrop of this outstanding natural landscape. It is noted that the site is currently zoned for high density residential use, providing for buildings up to 8m in height.

This outstanding natural landscape is viewed in the context of urban development with Queenstown well established in the foreground, and various structures and activities accommodated on this reserve, including the Skyline Gondola and restaurant facilities, mountain bikes trails and zip-line tourism activities. When viewed in the context of the township to the fore and the vast backdrop of the Ben Lomond scenic reserve and mountain range beyond, the proposed increase in building height at the base of the reserve is considered to be appropriate. It is considered that the

providing for the intensification of use in this location is appropriate as it consolidates and defines the urban boundary of Queenstown.

A Heritage Impact Assessment prepared by New Zealand Heritage Properties Ltd (refer **Appendix G** attached) was carried out to inform this plan change evaluation has concluded that an archaeological authority is required prior to works occurring in the Lynch Block area of the Lakeview site. This authority will ensure any objects of archaeological value will be appropriately managed. It is noted that an archaeological authority would be required for the development of this site under any zoning, so the plan change does not affect this situation.

The Heritage Impact Assessment (refer **Appendix G** attached) has concluded that the cabins at the Lakeview site contain heritage value. They have identified that the Thompson Street cabins reflect a period in Queenstown's development, and are in good condition. New Zealand Heritage Properties Ltd has recommended that these cabins be retained or recorded. These cabins would eventually be removed from the site to enable development under the proposed zoning. The documentation of these cabins is being carried out.

Finally, there are several protected heritage trees on the site. These trees will remain protected and no change to the Appendix 3 of the District Plan is proposed.

Any relevant section 6 matters are recognised and provided for and will not be affected by the proposed objective.

Section 7

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to:

- (a) *Kaitiakitanga*
- (aa) *The ethic of stewardship*
- (b) *The efficient use and development of natural and physical resources:*
- (c) *The maintenance and enhancement of amenity values:*
- (f) *Maintenance and enhancement of the quality of the environment:*
- (g) *Any finite characteristics of natural and physical resources:*

The proposed objective seeks that the Lakeview sub-zone is managed and used in the most efficient way and addresses the resource management issues described in section 2.4 of this report. Further, achieving the proposed objective will result in a more efficient use of resources than the current zoning provides for and will result in the development of the site in a way that will result in the enhancement of amenity values and a high level of environmental quality.

Section 8

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical

resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

Whilst no cultural values report has been prepared in relation to this plan change, there are no known Treaty principles that will be affected by this plan change. Kai Tahu Ki Otago and Te Ao Marama have confirmed they have no concerns with the plan change. The proposed objective is not contrary to the Kai Tahu Ki Otago resource management plan or the Ngai Tahu Ki Murihiku Natural Resources and Environmental Iwi Management Plan (refer section 7 of this report).

With regards to other objectives in the District Plan

Section 72 of the Act states that the purpose of the preparation, implementation, and administration of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of this Act. In assessing whether the proposed objective is the most appropriate way to achieve the purpose of the Act, it is appropriate to undertake an assessment to ensure that the proposed objective is generally consistent with the other objectives in the District Plan. Objectives are set out in a number of sections of the District Plan. Those objectives most relevant to the proposed objectives are discussed below.

The objectives in Chapter 10 of the QLDP apply to the Town Centre zones. These are relevant as the proposed objectives will be read alongside the proposed objective. Objectives 10.1.3.1 – 10.1.3.5 below are general to all Town Centres:

Objective 1 - Maintenance and Consolidation of the existing Town Centres and Activities Therein Viable Town Centres which respond to new challenges and initiatives but which are compatible with the natural and physical environment.

*Objective 2 – Amenity
Enhancement of the amenity, character, heritage, environmental quality and appearance of the town centres.*

*Objective 3 - Built Form
Maintenance and enhancement of a built form and style within each town centre that respects and enhances the existing character, quality and amenity values of each town centre and the needs of present and future activities.*

*Objective 4 - Town Centre and Building Appearance
Visually exciting and aesthetically pleasing town centres which reflect their physical and historical setting.*

*Objective 5 - Pedestrian and Amenity Linkages
An attractive, convenient and comprehensive network of pedestrian linkages within town centres.*

Objectives 10.2.1.1 – 10.2.1.7 below are specific to the Queenstown Town Centre:

Objective 1 - Maintenance and Consolidation of the Town Centre

Maintenance and enhancement of the Queenstown Town Centre as the principal commercial, administration, cultural and visitor focus for the District.

Objective 2 - Character and Heritage

A town centre in which the built form, public space and linkages reflects, protects and enhances the distinctive built heritage and image which creates its essential character.

Objective 4 – Accessibility and Parking

A town centre which is accessible to people.

The issues described in Section 3 – Sustainable Management are relevant to the plan change:

Enabling People to Meet Their Needs

The Plan makes provision for activities that enable people to meet their needs and aspirations while at the same time it aims to ensure the environment can sustain the needs and aspirations of future generations. The Plan provides a level of certainty to the community about what can happen in their environment and gives people the ability to influence how things occur.

Future Generations

Each generation has a continuing obligation to leave future inhabitants of the District a sustainably managed environment. Just as current residents benefit from the District's heritage, so must they ensure future citizens inherit a clean, conserved, functioning environment and a viable economy. This includes both the physical appearance of the towns, villages and rural areas and the retention and health of the natural environment.

The objectives of Section 4 – District Wide Issues are relevant to the evaluation of the proposed objective:

Objective 1 - Kaitiakitanga (Guardianship)

Recognition and provision for the role of Kai Tahu as customary Kaitiaki in the District.

Objective 3 - Waahi Tapu and Waahi Taoka

Recognition and protection of places of burial, other waahi tapu, and all waahi taoka, as places of cultural and traditional importance to Kai Tahu.

Objective 3 - Effective Use

Effective use and functioning of open space and recreational areas in meeting the needs of the District's residents and visitors.

Objective 1 - Avoid or mitigate loss of life, damage to assets or infrastructure, or disruption to the community of the District, from natural hazards.

Most relevant from Section 4 is part 4.9 - Urban Growth. Relevant objectives from this section of the QLDP include:

*Objective 1 - Natural Environment and Landscape Values
Growth and development consistent with the maintenance of the quality of the natural environment and landscape values.*

*Objective 2 - Existing Urban Areas and Communities
Urban growth which has regard for the built character and amenity values of the existing urban areas and enables people and communities to provide for their social, cultural and economic well-being.*

*Objective 3 - Residential Growth
Provision for residential growth sufficient to meet the District's needs.*

*Objective 4 - Business Activity and Growth
A pattern of land use which promotes a close relationship and good access between living, working and leisure environments.*

*Objective 5 - Visitor Accommodation Activities
To enable visitor accommodation activities to occur while ensuring any adverse effects are avoided, remedied or mitigated.*

*Objective 7 Sustainable Management of Development
The scale and distribution of urban development is effectively managed.*

Section 4, part 4.10 addresses Affordable and Community Housing:

Objective 1 Access to Community Housing or the provision of a range of Residential Activity that contributes to housing affordability in the District

The objective seeks to enable the efficient use of the Lakeview site. This site is located within the urban confines of Queenstown and the objective provides for the intensification and diversification of land use at the site in a manner that accommodates growth and complements the Queenstown commercial centre while providing for a high quality urban environment. The objective is considered to be appropriate and will address a shortage of commercially zoned land within the Queenstown town centre. The objective is necessary to address the risks facing the Queenstown town centre identified by McDermott Miller Strategies Ltd. The proposed objective is consistent with the objectives set out above.

The objectives within Section 13 - Heritage of the QLDP are particularly relevant as there are protected trees on the site. Objectives 13.1.3.1 and 13.1.3.2²² seek to protect trees or groups of trees which contribute to the District's amenity and / or heritage. The proposed objective does not challenge these objectives, and these protected trees will remain protected under the proposed plan change.

Potential effects on the transportation network have been assessed and addressed through this plan change. Therefore the objectives in Section 14 of the QLDP are a relevant consideration. Objectives 14.1.3.1, 14.1.3.2, 14.1.3.3, 14.1.3.4, 14.1.3.6²³ seek to manage effects of and on the transportation network, manage car parking in the Town Centres and provide for pedestrians and cyclists. The proposed objective is consistent with these existing objectives.

Conclusion

The proposed objective provides for the development of the Lakeview site, a significant underutilised physical resource, which should be developed in an appropriate manner to ensure its efficient use.

The proposed objective will address the resource management issues identified in section 2.4 of this report. The objective is necessary to ensure the continued vibrancy and sustainability of the Queenstown town centre through the expansion of this centre within a high quality and attractive environment.

It has been determined through this assessment that this objective is the most appropriate to achieve the purpose of the Act and the new objective will assist in achieving relevant objectives already contained in the District Plan.

6. EVALUATION OF POLICIES, RULES AND OTHER METHODS

Section 32(1)(b)(i) requires identifying other reasonably practicable options for achieving the objectives as part of the plan change evaluation.

Consideration of Alternatives to the Extent of the Plan Change

Firstly, the extent of the plan change area was defined for the purposes of assessment and consultation. In order to address the resource management issue, land adjacent to the existing Queenstown Town Centre zone was identified as

²² 13.1.3 Objective 1 - Heritage Values - The conservation and enhancement of the District's natural, physical and cultural heritage values, in order that the character and history of the District can be preserved.

13.1.3 Objective 2 - Heritage Trees - The protection of trees and groups of trees which contribute significantly to the District's amenity and/or heritage.

²³ 14.1.3 Objective 1 – Efficiency - Efficient use of the District's existing and future transportation resource and of fossil fuel usage associated with transportation.

14.1.3 Objective 2 - Safety and Accessibility - Maintenance and improvement of access, ease and safety of pedestrian and vehicle movement throughout the District.

14.1.3 Objective 3 - Environmental Effects of Transportation - Minimal adverse effects on the surrounding environment as a result of road construction and road traffic.

suitable for providing immediately development opportunities for the Queenstown Town Centre. The Council's Lakeview site and the Isle Street blocks were identified. The Isle Street blocks were identified as they are immediately adjacent to the Queenstown Town Centre zone, and are situated between the town Centre zone and the commercial overlay along Brecon Street. Activities within this zone are beginning to accommodate more commercial activities, reflecting the need for additional Town Centre zoned land in Queenstown. Rezoning the Isle Street blocks enables a connection through to the commercial overlay on Brecon Street, and then to the Lakeview site.

The Lakeview site was identified as it presents a rare undeveloped site within Queenstown - development of this site would be relatively quick as gentrification would not be required. In this location and the fact that, for a large part of the site it is ready for immediate development means that is it ideally suited for rezoning. This site connects to Brecon Street which already has a commercial overlay in the District Plan reflecting existing commercial activities in this area and directing future commercial activities here. The Gondola is a key commercial tourism activity that draws people from the Queenstown Mall area up Brecon Street, and accordingly the Lakeview site will complement this existing situation by extending the Town Centre zone to the north west of the current zone boundary.

Through the consultation process, two additional sites were identified as being suitable for inclusion in the subject zone change, comprising 34 Brecon Street and the Beach Street site. 34 Brecon Street provides a logical extension of the Lakeview sub-zone and will provide future roading alignment improvement options that would be beneficial for Queenstown.

The inclusion of the Beach Street site in the Plan Change is in response to feedback received during the consultation phase. The inclusion of this site is considered appropriate in that again, it is a logical expansion of the Queenstown Town Centre zone, with the site being immediately adjacent to the Queenstown Town Centre Zone on two sides – Hay Street and Beach Street. The rezoning of this site recognises the mix of uses already established at the site, including most notably the Crowne Plaza Hotel. The Beach Street site will not be part of a sub-zone. Rather, it is considered appropriate to extend the adjacent Queenstown Town Centre zone over this site to provide consistency along Beach Street (albeit with no increase in height or noise tolerances from the existing zoning for this block). Extending the town centre over this site will enable the development of commercial activities that could enhance this site, particularly along the Beach Street frontage.

The sites selected are considered suitable for rezoning to Queenstown Town Centre zone but with special sub-zones to ensure development is appropriate to these locations, from an urban design perspective, spatially and geographically. These sites are considered most appropriate for the subject plan change given they are spatially connected and therefore a co-ordinated and complementary planning response can be developed for these sites through the subject plan change.

It is noted that the sites selected are not the complete solution to the resource management issues identified, and in fact through the consultation process two further sites were put forward by their owners for rezoning. While these sites were not

considered appropriate for the subject plan change, other sites suitable for the Queenstown Town Centre zone without any sub-zone requirements may be identified through the District Plan review process.

Alternative Planning Methodologies

Four alternative planning strategies have been identified that could be used to address the resource management issue. These options include:

1. Inserting new provisions in the High Density Residential zone of the District Plan that provide for commercial activities, a convention centre and fewer restrictions on residential activities and buildings; or
2. Rezoning the sites with the Queenstown Town Centre zone with no changes to these provisions; or
3. Maintaining the status quo (or the “do nothing” approach).
4. Rezoning the sites to Queenstown Town Centre Zones and including specific sub-zone for the Isle Street and Lakeview sites to provide specific built outcomes for these area, and providing specific provisions for the Beach Street site that manages built form and noise at this site.

Option 1 – Retain High Density Residential Zoning with plan change to amend rules

The option of retaining the high density residential zoning over the site, and amending the District Plan provisions specific to this site to provide for limited commercial activities and the convention centre. This option could also ease the limitations on residential development for this site, to enable increased density for residential activities.

However, this option would require assessment under the Residential Objectives, as well as the General objectives outlined above in section 5.2 of this report.

General Residential Objectives:

Objective 1 - Availability of Land

Sufficient land to provide for a diverse range of residential opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment.

Objective 2 - Residential Form

A compact residential form readily distinguished from the rural environment which promotes the efficient use of existing services and infrastructure

Objective 3 - Residential Amenity.

Pleasant living environments within which adverse effects are minimised while still providing the opportunity for community needs.

Objective 4 - Non-Residential Activities

Non-Residential Activities which meet community needs and do not undermine residential amenity located within residential areas.

High Density Residential Zone Objectives:

Objective 1 – Amenity Values

Sustainable residential communities and neighbourhoods that have high amenity values of a quality and character anticipated in a high density living environment.

Objective 2 – Multi-Unit Developments

Multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated where possible.

Objective 3: Vitality of Town Centres

To maintain and enhance the vitality and vibrancy of the town centres as places where visitors and residents intermingle.

Read together, these objectives are focused on residential activities, and providing for residential amenity values. While some limited non-residential activities are envisaged, it is considered that incorporating rules that provide for large scale commercial activities within this zone would not be the most appropriate way of achieving these objectives.

This option would also be piecemeal in terms of addressing the identified resource management issue whereby the expansion to the Town Centre zone is required.

Option 2 – Rezone with Queenstown Town Centre Zone*Lakeview*

The second option investigated for the sites was a straight rezoning to Queenstown Town Centre zone, with no, or very minimal changes to the existing District Plan objectives, policies and methods.

This option was not seen as the best option to manage development at the Lakeview site for the following reasons:

- While all buildings are controlled activities within the Queenstown Town Centre zone, additional control are considered to be necessary to ensure that the Lakeview site is developed in a manner that optimises the sites potential and achieve a high quality urban environment through the imposition of additional controls on built form.
- Convention centre activities could be controlled activity in the Queenstown Town Centre zone subject to achieving all site and zone standards. This activity status would not enable some of the effects associated with the convention centre, such as transportation effects, to be appropriately managed.

- The Lakeview site has been identified as a site that can accommodate greater height than other sites in the Queenstown Town Centre Zone, given its backdrop and because it forms a natural urban boundary to the north-west. The height limits for the Queenstown Town Centre zone do not provide for sufficient development intensity and are not appropriate at the Lakeview site.
- Some limitations on retail activities are considered necessary to avoid large format retail at this site.
- A combination of car parking requirements is considerable necessary at the Lakeview site to reflect the sites connection with the commercial centre and residential areas.

Isle St Site

For the Isle Street site, given the site's elevation, specific height limits are proposed for these sites. Also, in order to provide a level of amenity appropriate for a mixed-use environment, additional controls for site coverage and recession planes are appropriate.

Also, some limitations on retail activities are considered appropriate to avoid the location of large format retail at this site.

Rezoning the subject land to Queenstown Town Centre zone without any additional and specific provisions for the sites it is not considered to be the most appropriate option for achieving the objectives for the Town Centre zone. Specific height limits for the respective sub-zones will provide an appropriate scale of land use intensification for the subject sites, while the urban design assessment matters specific to the Lakeview sub-zone will ensure a high quality urban environment is developed.

Beach Street site

Rezoning the subject land to Queenstown Town Centre zone is considered to be appropriate for the Beach Street site. However, retaining the height limits that apply to the properties within this block is considered appropriate. The height limits reflect an environment court order resulting from lengthy deliberations and is therefore considered to be robust and appropriate for these sites.

Further, retaining the current noise rules that are applicable to this site are also considered to be appropriate, given the proximity of the site to residential activities (both within and adjacent to the site). Therefore, for the Beach Street site some departure from the current planning provisions for the Queenstown Town Centre zone is considered appropriate in relation to noise and building heights.

Providing the Queenstown Town Centre zone with no amendments at the subject sites is not considered to be the most appropriate option to achieve the objectives of the District Plan.

Option 3 – Status Quo

The status quo option does not address the resource management issue. Under this option the sites would remain zoned for High Density Residential activities and commercial activities (greater than 40m²) would comprise non-complying activities.

As noted above, the report prepared by McDermott Miller Strategies Ltd has identified a need to expand the Queenstown Town Centre zone in order to ensure this centre remains the primary commercial and tourist centre for the District. It is concluded that the “do nothing” option is not the most appropriate way of achieving the District Plan objectives, particularly Objective 10.2.1.1:

Maintenance and enhancement of the Queenstown Town Centre as the principal commercial, administration, cultural and visitor focus for the District.

The economic analysis of the plan change prepared by Insight Economics (refer **Appendix H** attached) has found that under the status quo, the opportunities to achieve economic benefits for the District would not be realised.

Option 4 – Providing Sub-zones and Specific Rules for Beach Street Site

Providing sub-zones for the Isle Street, Lakeview and Beach Street sites provides the ability to specifically tailor the District Plan provisions to manage built development and activities within these sites. The table below assesses each proposed provisions in terms of its efficiency, effectiveness and appropriateness and demonstrates that this option is the most appropriate in achieving the objectives of the District Plan.

It is therefore concluded that this option is the most appropriate for achieving the objectives.

6.1 ASSESSMENT OF ENVIRONMENTAL EFFECTS

Under section 32 (2)(a) an assessment under section 32(2)(1)(b)(ii) must ...identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for —

- (i) *economic growth that are anticipated to be provided or reduced; and*
- (ii) *employment that are anticipated to be provided or reduced (section 32(2)(a)).*

An assessment of environmental effects (“**AEE**”) is attached to this report as **Appendix B**. This AEE addresses the following:

- An assessment of the effects the plan change may have on the Queenstown transportation network, including the road network, pedestrian activities and car parking resources;
- An assessment of the economic effects likely to result from the plan change, including economic growth and employment opportunities;
- A Preliminary Site Investigation for the Lakeview site to determine potential for effects on human health as a result of land contamination;

- An assessment of the effects of the plan change under the proposed zoning will have on infrastructure servicing in the vicinity;
- A geotechnical evaluation of the Lakeview site to address potential effects of stability and to ensure the site can accommodate development provided for under the proposed zoning;
- A comprehensive assessment of archaeological and heritage values at the Lakeview site that may be affected by the proposed plan change;
- Consideration of the effects on amenity values resulting from the proposed plan change, including urban design considerations in the form of the Urban Design Framework and Peer review;
- An assessment of the social effects of the plan change; and
- An assessment of social, heritage and cultural effects.

The key findings made in the AEE are:

- The proposed plan change will result in significantly increased economic benefits than would result under the current zoning, including increased employment, GDP and household incomes;
- If developed, the convention centre would result in significant economic benefits for the tourism industry that would filter down to the wider community;
- The methods employed within the plan change will result in a high quality urban environment with accessible and useable public open space area;
- Any increases in traffic movements resulting from the activities provided for by the plan change can be managed within the existing road network, and with the creation of new roads and some road widening within the Lakeview site;
- While the Lakeview site is currently serviced, some upgrades to the servicing will be required as the site is developed, particularly the stormwater system;
- Protected heritage trees shall remain protected under the District Plan, and the holiday cabins (which will be removed from the site as it is developed) should be documented to ensure that this period of domestic tourism is recorded.

Costs and benefits of the environmental effects, including economic growth, and employment (s32(2)(a))

The necessary assessment of the proposed policies, rules and other methods under sections 32(1)(b) and (2)(a), is provided in Table 1 below. The policies, rules and other methods that are specific to the Queenstown Town Centre Lakeview sub-zone have been assessed for their appropriateness in achieving the proposed objectives for the Queenstown Town Centre Zone.

The consequential amendments to the rules in the other sections of the plans have been assessed for both their appropriateness in achieving the proposed objectives of the Queenstown Town Centre Lakeview sub-zone and their appropriateness in achieving the relevant objectives of the relevant chapter of the District Plan (s32(3)).

Table 1 Assessment of the proposed policies, rules and other methods under sections 32(1)(b), 32(2) and 32(3) of the Act

| <p>Existing Queenstown Town Centre Objectives:</p> <p>10.2.4 Objective 1 - Maintenance and Consolidation of the Town Centre Maintenance and enhancement of the Queenstown Town Centre as the principal commercial, administration, cultural and visitor focus for the District.</p> <p>10.2.4 Objective 2 - Character and Heritage A town centre in which the built form, public space and linkages reflects, protects and enhances the distinctive built heritage and image which creates its essential character.</p> <p>10.2.4 Proposed Objective.3 – A high quality, attractive environment within the Lakeview sub-zone where new business, tourist, community and high density residential activities will be the predominant use.</p> <p>10.2.4 Objective 3– 4 - Accessibility and Parking A town centre which is accessible to people.</p> | | | |
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| Policy / Rule / Method | Assessment under section 32(2) of the Act | | Assessment under section 32(1)(b)(ii) of the Act: |
| | Environmental, Economic, Social and Cultural Benefits | Environmental, Economic, Social and Cultural Costs | Having regard to the appropriateness of the provisions by assessing their efficiency and effectiveness in achieving the objectives |
| <p>District Planning Maps</p> <p>Proposed amendments to District Planning Maps 35 and 36 to rezone the subject sites from High Density Residential Zone to Queenstown Town Centre Zone Lakeview sub-zone and Queenstown Town Centre zone Isle Street sub-zone, and to rezone the Beach Street site to Queenstown Town Centre Zone.</p> | <p>The rezoning of the subject sites will expand the Queenstown Town Centre zone to address the identified capacity issues facing this zone. The sites selected to be rezoned represent the logical expansion of the Queenstown Town Centre zone by connecting the existing zone with the Brecon Street commercial overlay area, and providing a (relatively) green-fields site with few encumbrances for development, addressing the urgent need for commercially zoned land in Queenstown. From an urban design perspective people are able to be directly linked to the current town centre through the direct expansion of the current road network, which provides physical and visual connections, as well as vistas to the Remarkables and Lake Wakatipu.</p> <p>The benefits of this proposed Town Centre zone extension are described in the McDermott Miller Strategies Ltd report as:</p> <ul style="list-style-type: none"> Existing economic benefits derived from the grouping of tourism businesses will be reinforced. Stimulate economic growth in the tourism section. Destination Queenstown will be able to present a more coherent product offer to the world as part of a marketing strategy involving matching differentiated tourism products to high-value market segments that if accommodation and other visitor facilities are increasingly dispersed. The vitality of the Queenstown Town Centre will be sustained. | <p>While the sites will be rezoned from High Density Residential zone to the to Town Centre zone, there will not be any loss of opportunity to develop residential units. There will be fewer restrictions on residential activities and building scale, and accordingly the number of residential units that can be developed will be greater than they are under the current zoning.</p> | <p>Efficiency:</p> <p>These proposed amendments are considered to be efficient through providing additional Queenstown Town Centre zoned land, addressing capacity issues. The plan change will result in economic efficiencies through:</p> <ul style="list-style-type: none"> the existing economic gains associated with the grouping of tourism businesses will be reinforced, thereby resulting in the efficient use of the established tourism infrastructure at Queenstown; efficiencies for marketing Queenstown tourism product; the concentration of commercial activities in the town centre resulting in the efficient use of the services and the roading network; <p>Effectiveness:</p> <p>The changes to the District Plan maps to expand the Queenstown Town Centre zone address the identified need to provide additional town centre zoned land in the Queenstown town centre. This will be effective in sustaining and enhancing the Queenstown town centre, which is vital to the District's tourism industry.</p> |

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| | <ul style="list-style-type: none"> Residents as well as tourists will benefit from accessibility (by foot) to retail, services and nightlife.²⁴ <p>Further, the economic benefits anticipated from the proposed rezoning are analysed in the Insight Economics Report (refer Appendix H attached). This analysis has concluded that there would be relatively high economic benefits resulting from the plan change in the form of increased employment opportunities, increased GDP and household incomes.</p> | | <p>Appropriateness: The efficiency and effectiveness of the implementation methods will assist in achieving existing Objectives 10.1.3.1 and 10.1.3.1 which relate to all Town Centres, and proposed objective 10.2.4.3 for the Lakeview sub-zone. The proposed change to the zone maps is appropriate.</p> |
| <p>Proposed Amendment to Implementation Method</p> <p>(i) District Plan</p> <p>(a) Provide for a wide range of activities through the zone rules.</p> <p>(b) To control by zoning the outward <u>out of centre</u> spread of town centre activities</p> <p><u>(c) Zoning of land sufficient to encapsulate the existing town centres, with any future expansion of these areas dealt with via a plan change.</u></p> <p>Relates to Section 10.1.3 Objective 1:</p> <p><i>Viable Town Centres which respond to new challenges and initiatives but which are compatible with the natural and physical environment.</i></p> | <p>An amendment to an existing method and an additional method is proposed to be included with the methods associated with General Town Centres Objective 1. The benefits of these methods provide for future expansion of the commercially zoned land proximal to Town Centres as and when the need for additional commercially zoned land is required. This will assist the Town Centres to remain vibrant, viable and flexible to demand pressures.</p> | <p>While the sites will be rezoned from High Density Residential zone to the Town Centre zone, there will not be any loss of opportunity to develop residential units. There will be fewer restrictions on residential activities and building scale, and accordingly the number of residential units that can be developed will be greater than they are under the current zoning.</p> | <p>Efficiency: These proposed amendments are considered to be efficient through providing guidance that additional land can be rezoned to Town Centre where there is a clear demonstrated need.</p> <p>Effectiveness: The amendments address the need to provide additional town centre zoned land in the Queenstown town centre. This will be effective in sustaining and enhancing the Queenstown town centre, which is vital to the District's tourism industry.</p> <p>The amendments to the implementation methods is effective in providing clear guidance to plan users and decision makers that the Town Centre zones should be responsive to change.</p> <p>Appropriateness: The efficiency and effectiveness of the implementation methods will assist in achieving existing Objectives 10.1.3.1 and 10.2.4.1 which relate to all Town Centres. It has been determined that the addition to the implementation methods is appropriate.</p> |
| <p>Proposed Amendment to Policy 2.1</p> <p><i>To provide for the development of a full range of business, community and tourist activities while conserving and enhancing the physical, historic and scenic values and qualities of the geographical setting.</i></p> <p>This policy relates to the general Town Centre provisions, Section 10.1.3</p> <p>Objective 2: <i>Enhancement of the amenity, character, heritage, environmental quality and appearance of the town centres.</i></p> | <p>A change is proposed to existing Town Centre Policy 2.1 to better reflect the range of activities that currently take place, and that are provided for in the Town Centre Zones. It is essential to provide for such activities in order to enable continued vibrancy in Queenstown's tourism based economy and to ensure the efficient and ongoing use of the tourism related infrastructure already established in this zone.</p> <p>The benefits of this amendment will provide a clear directive of the range of activities that currently exist and are anticipated in this zone to assist decision makers. Clearly signalling that these activities are anticipated in this zone will in turn assist in achieving and maintaining viable commercial centres.</p> | <p>No significant costs have been identified.</p> | <p>Efficiency: This policy will result in the agglomeration of economies, which has economic efficiencies in terms of realising the external economies of scale that arise from spatial concentrations of economic activity.</p> <p>Effectiveness: This method is particularly effective in Objectives 10.1.3.1 and 10.1.3.2 which seek to achieve viable town centres which respond to new challenges and initiatives.</p> |

²⁴ McDermott Miller Strategies Ltd, Review of District Plan Business Zone Capacity, 15 November 2013, page 72.

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| | | | <p>Appropriateness: The efficiency and effectiveness of this policy will assist in achieving existing Objectives 10.1.3.1 and 10.1.3.2. Therefore it has been determined that the proposed amendment to this policy is appropriate.</p> |
| <p>Proposed Amendment to existing Policy 3.2 <i>To provide for a building appearance <u>built form</u> which is responsive to and reflects the essential character and heritage of each town centre and the surrounding topography.</i></p> <p>Relates to Section 10.1.3 Objective 3: Maintenance and enhancement of a built form and style within each town centre that respects and enhances the existing character, quality and amenity values of each town centre and the needs of present and future activities.</p> | <p>This minor amendment to Town Centre Policy 3.2 better reflects the intent of the Objective to which it relates. The identified benefit of this amendment will enable decision makers to consider all facets of a proposed building, including scale and siting, rather than just the building's appearance. This will assist in providing for enhanced environmental quality, character and assist in ensuring quality in urban design and amenity benefits.</p> | <p>No significant costs have been identified</p> | <p>Efficiency: This proposed amendment is not considered to affect the efficiency of this existing policy. The proposed change is therefore neutral in terms of efficiency.</p> <p>Effectiveness: The amendment to this policy will be effective in enabling decision makers to consider the effects of built form rather than simply the appearance of buildings. The term 'built form' is all-encompassing and more effectively achieves the related objective which seeks to respect and enhance existing character, quality and amenity values of each town centre.</p> <p>Appropriateness: The efficiency and effectiveness of the policy will assist in achieving existing General Town Centre Objective 10.1.3.3. It has been determined that the minor amendment to this policy is appropriate.</p> |
| <p>Proposed Amendment to existing Policy 4.1 <i>To promote an image for each town centre which reflects and respects the existing dominant building themes <u>and where new developments promote overall visual coherence.</u></i></p> <p>Relates to Section 10.1.3 general Town Centre Objective 4: Visually exciting and aesthetically pleasing town centres which reflect their physical and historical setting.</p> | <p>The proposed amendment to this existing policy provides a more specific focus for new developments in the town centre zones. This proposed amendment complements the existing (and proposed) rules within the zone in reflecting that new developments will occur, and they should also reflect their setting and contribute positively to providing exciting and aesthetically pleasing town centres.</p> | <p>No significant costs have been identified in relation to the amendment to this policy.</p> | <p>Efficiency: This proposed amendment is not considered to affect the efficiency of this existing policy. The proposed change is therefore neutral in terms of efficiency.</p> <p>Effectiveness: The amendment to this policy will be effective in clearly directing decision makers to consider whether new developments promote visual cohesion with their surroundings.</p> <p>Appropriateness: The efficiency and effectiveness of the policy will assist in achieving existing general Town Centre Objective 10.1.3.4. It has been determined that the proposed amendment to this policy is appropriate.</p> |
| <p>Proposed Policy 1.2 <i>To provide for growth in business, tourist and community activities by <u>zoning suitable additional land in close proximity to the town centre.</u></i></p> <p>Note: Relates to Section 10.2.4 Queenstown Town Centre Objective 1 - Maintenance and Consolidation of the Town Centre</p> | <p>The benefits of including this new policy are similar to those discussed under the benefits of amending the zoning maps, please refer above.</p> <p>Clearly define the outcomes sought through the Queenstown Town Centre zone, which is to ensure it maintains its primacy as</p> | <p>A possible cost is the loss of residentially zoned land and thereby a possible reduction of housing options. Under the subject plan change the proposed zoning will impose fewer restrictions on</p> | <p>Efficiency: These proposed amendments are considered to be efficient through providing additional Queenstown Town Centre zoned land, addressing this capacity issue. The plan change will result in economic efficiencies through:</p> |

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| <p><i>Maintenance and enhancement of the Queenstown Town Centre as the principal commercial, administration, cultural and visitor focus for the District.</i></p> | <p>the principal commercial, administration, cultural and visitor focus for the District.</p> <p>Additional land zoned for this purpose is required to maintain this position as the Districts primary commercial, civic and tourism centre, as identified in the McDermott Miller Strategies Ltd report.</p> | <p>residential activities than the current High Density Residential Zone, thereby enabling greater diversity in housing options for the sites.</p> | <ul style="list-style-type: none"> • the existing agglomeration economies will be reinforced, thereby resulting in the efficient use of the established tourism infrastructure at Queenstown; • efficiencies for marketing Queenstown tourism product; • the concentration of commercial activities in the town centre resulting in the efficient use of the services and the roading network; <p>This proposed policy is efficient through providing guidance that additional land can be rezoned to Queenstown Town Centre where there is a clear need.</p> <p>Effectiveness: The proposed policy is effective in providing clear guidance to plan users and decision makers that the Queenstown Town Centre zone should be responsive to change as required to accommodate growth, particularly in accommodating and servicing the towns' tourism economy.</p> <p>Appropriateness: The efficiency and effectiveness of the proposed policy will assist in achieving existing objective 10.2.4.1. The proposed policy has been assessed as appropriate.</p> |
| <p>Proposed Policy 1.5 <u>To enable a mixed use environment within the Isle Street sub-zone to provide for commercial activities and high density residential activities.</u></p> <p>Note: Relates to Section 10.2.4 Objective 1</p> | <p>This policy sets out the types of activities envisaged in the Isle Street sub-zone. The rezoning of the site will address a need for additional Queenstown Town Centre zoned land as identified in the McDermott Miller Strategies Ltd Report.</p> <p>Further benefits of this policy are its clarity, which will assist plan users and decision makers; it is enabling for those activities listed in the policy. This will result in efficiencies in terms of District Plan administration when these activities are sought to be developed in this zone.</p> <p>This policy will also provide wider benefits in terms of providing for District wide growth in tourism, through enabling commercial activities at the site. Also, visitor accommodation activities and residential activities are provided for with fewer restrictions than under the current zoning.</p> <p>This policy will enable to efficient development of this site which will result in wider benefits in terms of household income and GDP growth and employment growth for the Queenstown area.</p> | <p>No significant costs have been identified in relation to this proposed policy.</p> | <p>Efficiency: This proposed policy is considered to be efficient in terms of District Plan administration through providing clear guidance of the expected uses of the Isle Street sub-zone.</p> <p>This policy will enable the efficient use of the Isle Street sub-zone, which is well located within the Queenstown central area.</p> <p>Effectiveness: The proposed policy is effective in providing clear guidance to plan users and decision makers that the Isle Street sub- zone can be developed with a range of activities that will support the tourism industry and the resident community.</p> <p>Appropriateness: The efficiency and effectiveness of the proposed policy will assist in achieving Objective 10.2.4.1. The proposed policy has been assessed as appropriate.</p> |

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| <p>Proposed Policy 3.1 <i>To provide a mixed use environment which is a desirable place to visit, live and work by providing for the following activities:</i></p> <ul style="list-style-type: none"> • <i>a convention centre to serve the community and visitors;</i> • <i>commercial activities and tourist activities, offices and small-medium scale retail activities;</i> • <i>high quality visitor accommodation; and</i> • <i>well-designed high density residential activities.</i> <p>Note: relates to proposed Objective 3 for Lakeview sub-zone.</p> | <p>This policy provides a clear framework which sets out the types of activities envisaged in the Lakeview sub-zone. The benefits of this policy are its clarity, which will assist plan users and decision makers; it is enabling for those activities listed in the policy. This will result in efficiencies in terms of District Plan administration.</p> <p>This policy will also provide wider benefits in terms of providing for District wide growth in tourism, through the development of a convention centre and recreational commercial activities at this under-utilised site. This policy will enable to efficient development of this site which will result in wider benefits in terms of household income and GDP growth and employment growth for the Queenstown Lakes District.</p> | <p>No significant costs have been identified in relation to this proposed policy.</p> | <p>Efficiency: This proposed policy is considered to be efficient in terms of District Plan administration through providing clear guidance of the expected uses of the Lakeview sub-zone.</p> <p>More notably, this policy will enable the efficient use of the Lakeview site, which is a rare, under-utilised parcel of land within the Queenstown central area.</p> <p>Effectiveness: The proposed policy is effective in providing clear guidance to plan users and decision makers that the Lakeview sub- zone can be developed with a range of activities that will support and develop the tourism industry and provide economic benefits.</p> <p>Appropriateness: The efficiency and effectiveness of the proposed policy will assist in achieving proposed Objective 10.2.4.3. The proposed policy has been assessed as appropriate.</p> |
| <p>Proposed Policy 3.2 <i>Achieve an urban environment and a built form that responds to the site's location and creates an attractive, vibrant and liveable environment that is well connected with wider town centre.</i></p> <p>Proposed Policy 3.3 <i>To require a high quality of built form and landscaping, which contribute to the visual amenity of the area.</i></p> <p>Note: relates to proposed Objective 3 Lakeview sub-zone.</p> | <p>These policies are proposed to ensure that the Lakeview sub-zone is developed to a high quality in terms of the urban design principles and building design.</p> <p>It is considered important that a high quality environment is development at the Lakeview sub-zone to ensure it is an environment befitting and supporting a convention centre or other high quality uses in the long term.</p> | <p>There may be additional construction costs associated with these proposed policies.</p> <p>The structure plan provides for areas of land to be set aside for public spaces, which could be seen as a cost.</p> | <p>Efficiency: These proposed policies are considered to be efficient in terms of District Plan administration through providing clear guidance of the high quality environment and built form envisaged for the Lakeview sub-zone.</p> <p>These policies may result in increased construction costs. Further, the structure plan requires land that could be developed being set aside for public spaces. This could be considered inefficient, however, this represents the fact that a proportion of the land at the site is reserve land and shall remain reserve land.</p> <p>Effectiveness: The proposed policies are effective in providing clear guidance to plan users and decision makers that the Lakeview sub- zone can be developed to a high standard in order to provide for community facilities and the tourism industry, and residential uses, for the long term.</p> <p>Appropriateness: The efficiency and effectiveness of the proposed policies will assist in achieving proposed objective 10.2.4.3. The proposed policies have been assessed 3 as appropriate.</p> |

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| <p>Proposed Policy 3.4 <u>To encourage pedestrian links within and through the Lakeview sub-zone, and to the surrounding public spaces and reserves.</u></p> <p>Proposed Policy 3.5 <u>To provide appropriately scaled and located public areas (including a square) which provide a focal point for social interaction and contributes to a sense of place.</u></p> <p>Note: relates to proposed Objective 3 (Lakeview sub-zone) set out in table header.</p> | <p>Providing pedestrian connections is considered to be an important element of the Lakeview sub-zone. Without pedestrian connections from the sub-zone to the wider environments the viability of development of the site could be compromised.</p> <p>Further, in order to encourage a variety of transportation modes, pedestrian links to the site are required. Many tourists (and convention centre delegates) do not have private vehicles so pedestrian links will be a necessary component of development.</p> <p>The Square and other public areas will provide positive focal points for the Lakeview sub-zone, and will also ensure that the views from the site can be enjoyed by all.</p> | <p>There will be financial costs associated with these policies. Costs associated with the development of pedestrian links will be part of construction costs for individual developers as well as the Council when the main road network and Square is developed.</p> | <p>Efficiency: It is considered that the costs associated with the provision of pedestrian links and of providing public spaces will be outweighed by the benefits the amenities/infrastructure will provide for activities at the Lakeview site. These policies are therefore considered to be efficient.</p> <p>Effectiveness: The proposed policies are effective in providing clear guidance that the development of the Lakeview sub-zone must include pedestrian links within the sub-zone and also provide wider pedestrian connections to the surrounding environment (the Lake, the Queenstown mall, local hotels for instance).</p> <p>Appropriateness: The efficiency and effectiveness of the proposed policies will assist in achieving proposed objective 10.2.4.3. The proposed policies have been assessed as appropriate.</p> |
| <p>Proposed Policy 3.6 <u>To enable retail floor space for small to medium scale retail activities to meet demand for growth within the Queenstown town centre area.</u></p> <p>Proposed Policy 3.7 <u>To avoid the development of large format retail activities in the Lakeview sub-zone.</u></p> <p>Note: relates to proposed objective 3 (Lakeview sub-zone) set out in table header.</p> | <p>This policy is proposed to ensure that large format retail does not develop at the Lakeview sub-zone. Large format retail activities are not considered to be appropriate at the Lakeview sub-zone and do not align with the urban design principles developed for this site.</p> <p>This policy addresses possible adverse distributional effects that may arise as a result of this plan change whereby large retailers may wish to locate, or re-locate at the Lakeview sub-zone which may affect retail distribution elsewhere.</p> | <p>These policies may prevent development of the Lakeview site and place additional costs associated with seeking a resource consent should developers proposed retail activities that do not achieve this threshold. This cost is considered to be acceptable as the purpose of the policy is to deter large format retail development at the Lakeview sub-zone.</p> | <p>Efficiency: This policy will result in the efficient use of the Lakeview sub-zone site, and will encourage the continued efficient use of other areas for large format retail.</p> <p>Effectiveness: The proposed policies are effective in providing clear guidance that the development of the Lakeview sub-zone shall not include large format retail activities and will provide decision makers with the policy framework under which resource consent applications for large format retail activities will be considered.</p> <p>Appropriateness: The efficiency and effectiveness of the proposed policy will assist in achieving proposed objective 10.2.4.3. The proposed policy has been assessed as appropriate.</p> |
| <p>Proposed Policy 3.8 <u>To ensure that residential development is comprehensively designed to provide a quality residential living environment and attractive streetscape.</u></p> | <p>Providing for high quality residential environments within mixed use areas can require carefully consideration of reverse sensitivity effects as well as ensuring the activities and built forms throughout the sub-zone are complementary. That is the intention and the benefit of these proposed policies.</p> | <p>These policies may result in increased construction costs to develop high quality living environments and to ensure that reverse sensitivity effects are managed. However, these up-front costs will ensure that liveable and</p> | <p>Efficiency: This policy will result in the efficient use of the Lakeview sub-zone site, through the development of residential units that are desirable places to live.</p> |

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| <p>Proposed Policy 3.9 <u>To manage reverse sensitivity effects through appropriate building design and site layout.</u></p> <p>Note: relates to proposed objective 3 (Lakeview sub-zone) set out in table header.</p> | <p>These policies will address the potential adverse effects that can arise in mixed use zones where residential environments are compromised by the neighbouring commercial activities.</p> | <p>desirable residential units are built which will have long terms benefits to the residents and the developer.</p> <p>Similarly, reserve sensitivity effects not related to residential activities need also be appropriately managed which may result in increased construction costs. Again, these costs would be outweighed by the long term benefits of addressing potential reverse sensitivity effects at the development stage.</p> | <p>Effectiveness: The proposed policies are effective in providing clear guidance that residential development of the Lakeview sub-zone shall be well designed and of a quality be-fitting the Lakeview sub-zone high quality environment, particularly in terms of managing the interface with the streetscape.</p> <p>Appropriateness: The efficiency and effectiveness of the proposed policy will assist in achieving proposed objective 10.2.4.3. The proposed policies have been assessed as appropriate.</p> |
| <p>Proposed Policy 3.10 <u>To prescribe a range of building height limits for the Lakeview sub-zone which will maximise views from buildings and appropriately manage built scale to preserve townscape values.</u></p> <p>Note: relates to proposed objective 3 (Lakeview sub-zone) set out in table header.</p> | <p>This proposed policy establishes a policy framework for the range height limits at the Lakeview sub-zone which are set out below.</p> <p>For the Lakeview sub-zone the proposed height limits contained in the Lakeview sub-zone Height Limit Plan. These height limits increase the permitted height from the status quo. This will result in benefits in terms of the efficient use of the site, which has been assessed as able to accommodate higher buildings. In particular, high buildings, up to 26m high are provided for along the north-western boundary of the site. In this location these buildings which will not affect land uses behind (as it is adjacent to the Ben Lomond Reserve). Further, when viewed from the south (Queenstown Bay and surrounds) the tall buildings will be set against the mountain backdrop of the Ben Lomond scenic reserve.</p> <p>The Lakeview sub-zone Height Limit Plan provides well considered height limits across the site which will enable the efficient use of the site and is intended to ensure high quality development of the Lakeview sub-zone.</p> | <p>No significant costs have been associated with the Lakeview sub-zone height limits.</p> | <p>Efficiency: This provision has been included to provide for the specific height limits rules for the Lakeview sub-zone. This provision will enable a more efficient use of the land in question through the imposition of a range of height limits.</p> <p>Effectiveness: Maximum height limits provisions effective tools for managing the effects of built development while providing for the efficient use of land. The proposed policy is effective in maximising the efficient use of the land while managing the effects of this use.</p> <p>Appropriateness: Taking into account efficiency and effectiveness of this policy, the policy is considered appropriate and will assist in achieving Objective 10.2.4.1 and proposed Objective 10.2.4.3.</p> |
| <p>Implementation Methods <u>Objective 3 will be implemented through a number of methods, including:</u></p> <p>(i) District Plan</p> <p>(a) <u>Identification of the Lakeview sub-zone in order to achieve the objective and policies for this sub-zone.</u></p> <p>(b) <u>The use of rules and assessment matters to manage the effects of development of the sub-zone.</u></p> <p>(c) <u>The use of a structure plan to direct how the site will develop and connect with roading and pedestrian networks.</u></p> | <p>The proposed new implementation methods are beneficial as they describe the methods proposed to implement the Lakeview sub-zone provisions, including the structure plan. As noted above in the discussion of the change to the District Plan maps, the rezoning of the Lakeview site to Queenstown Town Centre zone, Lakeview sub-zone will address a resource management issue arising from the limited capacity of the Town Centre zone, and will result in economic benefits for the District.</p> | <p>No significant costs have been identified associated with the implementation methods directly. Possible costs of the plan change for the Lakeview site are discussed elsewhere in this evaluation.</p> | <p>Efficiency: The proposed implementation methods will result in the efficient use of the Lakeview sub-zone.</p> <p>Effectiveness: The implementation methods address the need to provide additional town centre zoned land in the Queenstown town centre. This will be effective in sustaining and enhancing the Queenstown town centre, which is vital to the District's tourism industry.</p> <p>Appropriateness: The efficiency and effectiveness of the implementation methods will assist in achieving</p> |

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| | | | existing Objectives 10.1.3.1 and 10.2.4.1 which relate to all Town Centres, and more specifically proposed objective 10.2.4.3. It has been determined that the implementation methods are appropriate. |
| <p>Objective 4-5 – Accessibility and Parking A town centre which is accessible to people.</p> <p>Policies:</p> <p>4.45.1 To restrict <u>manage</u> the peripheral spread of the town centre to ensure all parts are convenient to pedestrians.</p> | <p>The proposed amendment to policy 4.1 (proposed to be 5.1) will provide appropriately for the limited growth of the Queenstown Town Centre. This is important to address the shortage of town centre zoned land in Queenstown as identified by in the McDermott Miller Strategies Ltd through review of the District Plan business zones capacity.</p> | <p>No significant costs have been identified.</p> | <p>Efficiency: This amended policy will enable more land to be zoned to Queenstown town Centre zone. This is considered to be efficient, for the reasons set out above under proposed amendment to the planning maps.</p> <p>Effectiveness: The amended policy is effective in enabling appropriate growth of the Queenstown Town Centre.</p> <p>Appropriateness: The efficiency and effectiveness of the proposed policy will assist in achieving Queenstown Town Centre Objective 10.2.4.4 (proposed to be 5). The proposed policy is considered to be appropriate.</p> |
| RULES AND OTHER METHODS | | | |
| <p>Proposed Amendment to Rule 10.6.3.2</p> <p>i Buildings located in the town centre outside the special character area and outside of the Lakeview sub-zone</p> <p><i>Buildings in respect of design, appearance, signage (which may include directional street maps for buildings, and servicing requirements within the Isle Street sub-zone), lighting, materials and impact on the streetscape. (Refer District Plan Map No. 36.)</i></p> | <p>An amendment is proposed for this controlled activity rule for buildings to include specific requirements for new buildings within the Isle Street sub-zone. Including a requirement to require directional street maps will ensure that for visitor orientated activities in particular appropriate way-finding signage can be required at the time of resource consent. This will assist in integrating the Isle Street sub-zone into the existing town centre, and also enabling clear connections to the Lakeview sub-zone.</p> | <p>Some financial costs will be associated with providing signage and, if required, servicing.</p> | <p>Efficiency: This rule will introduce specific matters to be considered at the time resource consent is processed for buildings within the Isle Street sub-zone. The provision will result in efficiency gains over through ensuring clear directional signage is provided, when required, at the time new buildings are developed. Ensuring way-finding is provided for will result in transportation related efficiencies.</p> <p>Effectiveness: Ensuring that way-finding strategies are provided at the resource consenting stage of a new building development (where appropriate) will ensure this matter is addressed for activities in the Isle Street sub-zone.</p> <p>Appropriateness: The proposed amendment to Rule 10.6.3.2 will assist in achieving proposed Objective 10.2.4.3(iv) and is considered appropriate for managing the effects of visitor accommodation at the Isle Street sub-zone.</p> |

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| <p>Proposed Amendment to Rule 10.6.3.2 iv Visitor Accommodation</p> <p>Visitor Accommodation in respect of:</p> <p>(a) <i>Building external appearance</i></p> <p>(b) <i>Setback from internal boundaries</i></p> <p>(c) <i>Setback from roads</i></p> <p>(d) <i>Access</i></p> <p>(e) <i>Landscaping</i></p> <p>(f) <i>Screening of outdoor storage and parking areas.</i></p> <p>And, in addition, in the Town Centre Transition sub-zone and the Lakeview sub-zone and the Isle Street sub-zone in respect of:</p> <p>(g) <i>The location of buildings</i></p> <p>(h) <i>The location, nature and scale of activities on site</i></p> <p>(i) <i>The location of parking and buses and access</i></p> <p>(j) <i>Noise, and</i></p> <p>(k) <i>Hours of operation</i></p> <p>(k) <i>For the Lakeview sub-zone, the extent to which pedestrian connections to the Queenstown commercial centre (Shotover Street and surrounds), via Hay Street (or an alternative location) can be further formulated.</i></p> <p>(l) <i>For the Lakeview sub-zone, the provision of adequate car parking to meet predicted demand.</i></p> | <p>Amendments are proposed to the existing controlled activity rules for visitor accommodation activities in order to better manage the effects of this activity within the Lakeview sub-zone and the Isle Street sub-zone. The benefits of this provision will ensure that an increased range of effects can be considered and conditions imposed to manage these effects through the resource consent process. This is considered appropriate for mixed use zones, and where a high quality environment is sought.</p> <p>The specific provision for the Lakeview subzone which requires consideration of pedestrian connections to the Queenstown commercial centre from visitor accommodation facilities addresses the potential issues of pedestrian connectivity.</p> <p>Overall, the provision will provide improved environmental outcomes at the Lakeview and Isle Street sub-zones and will assist in reducing/managing vehicle movements.</p> | <p>The proposed amendments to the rule may introduce additional construction costs and may result in some limitations to the operation of visitor accommodation in the proposed sub-zones. However, no significant environmental costs have been identified.</p> | <p>Efficiency: This rule will increase the matters to be considered at the time a resource consent is processed. However, the long term benefits whereby the effects of visitor accommodation activities will be better managed will result in efficiency gains over the longer term.</p> <p>Effectiveness: Ensuring that pedestrian connections are considered at the resource consenting stage of a visitor accommodation development will ensure this matter is addressed for activities in the Lakeview sub-zone.</p> <p>Appropriateness: The proposed amendment to Rule 10.6.3.2 will assist in achieving proposed Objective 10.2.4.3(iv) and is considered appropriate for managing the effects of visitor accommodation at the Lakeview and the Isle Street sub-zones.</p> |
| <p>Proposed Amendment to Rule 10.6.3.2 vi Buildings located in the Lakeview sub-zone in respect of:</p> <p>(a) <u><i>Design, appearance, signage (which may include directional street maps), lighting, materials, colours and contribution to the character of the streetscape; and</i></u></p> <p>(b) <u><i>The extent to which outside storage areas and outside parking areas are screened from view from public places;</i></u></p> <p>(c) <u><i>The extent to which any fences, walls, landscaping forward of the front buildings line provide visual connections between any building and adjoining public spaces;</i></u></p> <p>(d) <u><i>Urban design principles (contained in the assessment matters at 10.10.2);</i></u></p> <p>(e) <u><i>The provision of pedestrian through site links within the sub-zone and between public spaces / reserve areas.</i></u></p> <p>(f) <u><i>The provision of services.</i></u></p> | <p>Amendments are proposed to the existing controlled activity rules for buildings in order to better manage the effects of this activity within the Lakeview sub-zone. The benefits of this provision will ensure that an increased range of effects can be considered and conditions imposed to manage these effects through the resource consent process. This is considered appropriate for mixed use zones, and where a high quality environment is sought.</p> <p>The specific provision for the Lakeview subzone which requires consideration of pedestrian connections to the Queenstown commercial centre from buildings addresses the potential issues of pedestrian connectivity.</p> <p>Overall, the provision will provide an improved environmental outcome at the Lakeview sub-zones and will assist in reducing/managing vehicle movements.</p> | <p>The proposed amendments to the rule may introduce additional construction costs for buildings in the Lakeview sub-zones. However, no significant environmental costs have been identified.</p> | <p>Efficiency: While this rule will require resource consents for all buildings in the Lakeview sub-zone, the activity status is a controlled activity, and therefore the Council must grant the consent, subject to conditions. Any conditions are limited to addressing the matters listed in this rule. This is considered to be an efficient method of managing built form to ensure a high quality urban environment is developed at the Lakeview sub-zone.</p> <p>Effectiveness: This proposed rule clearly sets out the matters over which the Council has reserved control for buildings in the Lakeview sub-zone. This provision will be effective in delivering a high quality built form in the Lakeview sub-zone.</p> <p>Appropriateness: The proposed Rule 10.6.3.2 (vi) will assist in achieving proposed objective 10.2.4.3 and is considered appropriate for managing the effects of built development at the Lakeview sub-zone.</p> |

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| <p>Proposed Rule 10.6.3.2 Controlled Activities</p> <p>vii <u>Convention Centres located within the Lakeview sub-zone in respect of:</u></p> <p>(a) <u>Effects on the transportation network: a comprehensive travel plan shall be provided to manage transport impacts related to the activity, and may include directional street map signage to assist pedestrian and vehicle movements to the site.</u></p> <p>(b) <u>The enhancement of pedestrian connections and networks from the site to the Queenstown commercial centre.</u></p> <p>(c) <u>Provision for landscaping.</u></p> <p>(d) <u>Provision for screening of outdoor storage and parking areas.</u></p> <p>(e) <u>The design and layout of buildings and activities on site.</u></p> <p>(f) <u>Management of the effects of noise.</u></p> <p>(g) <u>Hours of operation.</u></p> | <p>This rule provides for a convention centre as a controlled activity throughout the Queenstown Town Centre Lakeview sub-zone. This rule is coupled with a new definition in the District Plan for 'Convention Centres' (refer below).</p> <p>This rule will result in the following benefits:</p> <ul style="list-style-type: none"> Clearly identifying that convention centre activities are appropriate in the Queenstown Town Centre Lakeview sub-zone. Clearly defining the activity status for convention centres within the Queenstown Town Centre Lakeview sub-zone. Clearly defining the key elements of the convention centre activity for which adverse effects may arise and enables specific management on a case by case basis. Enable the positive effects of the activity to be considered <p>The identified economic benefits associated with this proposed provision are set out in the Economic Analysis prepared by Insight Economics (Appendix H attached) for the Plan change, whereby the development of a convention centre at the site will result in significant positive economic operational effects, including increased opportunities for employment and increased household incomes for the District.</p> <p>Other potential benefits of providing for a convention centre in the Town Centre Lakeview sub-zone include:</p> <ul style="list-style-type: none"> Smoothing the highly seasonal of the District's tourist activity. Increased sector competition. International marketing for the convention centre will have beneficial spill-over effects for the District. <p>Increased opportunities for networking and increased exposure to new skills, technologies and techniques which can assist local business.</p> | <p>The possible costs of this proposed provision include the potential for environmental effects on the transportation network and noise effects.</p> <p>It is considered that these costs can be managed through the controlled resource consent process.</p> <p>If a convention centre is developed at the Lakeview site it will increase sector competition with other venues in the District. (This could result in all venues becoming for competitive which is positive).</p> | <p>Efficiency: This rule requires a resource consent for convention centre at Lakeview. The activity status is a controlled activity, whereby the Council can only consider (and impose conditions) on the matters listed in this rule (and associated assessment matters). This is considered to be an efficient method of managing and providing for convention centres in the Queenstown Town Centre zone while retaining the ability to manage identified potential adverse effects.</p> <p>Effectiveness: This proposed rule clearly sets out the matters over which the Council has reserved control for convention centre activities at Lakeview. The controlled activity status is an effective method to manage the adverse effects of these activities, and this activity status recognises the positive effects of the activity.</p> <p>Appropriateness: This proposed rule will assist in achieving proposed objective 10.2.4.3 and the other objectives relevant to the Queenstown Town Centre zone which seek to maintain and enhance the Queenstown Centre as the principal commercial, administration, cultural and visitor focus for the District.</p> <p>Providing a clear framework for the consideration of convention centres in the District Plan, and retaining some level of discretion in considering these activities is appropriate.</p> |
| <p>Proposed Amendment to Rule 10.6.3.3 Discretionary Activities</p> <p>iv <u>Convention Centres (outside of the Lakeview sub-zone)</u></p> <p>ivv <u>Any Activity which is not listed as a Non-Complying or Prohibited Activity and complies with all the Zone Standards but does not comply with one or more of the Site Standards shall be a Discretionary Activity with the exercise of the Council's discretion being restricted to the matter(s) specified in the standard(s) not complied with.</u></p> | <p>This rule provides for a convention centre as a discretionary activity throughout the Queenstown Town Centre zone (apart from the Lakeview sub-zone). This rule is coupled with a new definition in the District Plan for 'Convention Centres' (refer below).</p> <p>This rule will result in the following benefits:</p> <ul style="list-style-type: none"> Clearly identifying that convention centre activities are appropriate in the Queenstown Town Centre Zone. Clearly defining the activity status for convention centres within the Queenstown Town Centre zone. Enables all effects, including the positive effects, of the activity to be considered through the consenting process. | <p>The possible costs of this proposed provision include the potential for environmental effects on the transportation network and noise effects.</p> <p>It is considered that these costs can be managed through the discretionary resource consent process.</p> | <p>Efficiency: This rule requires a resource consent for convention centre across the Queenstown Town Centre zone. The activity status is a discretionary activity, whereby the Council can consider a proposal in relation to the effects of the activity, both positive and adverse, at a given site on a case by case basis. This is considered to be an efficient method of managing providing for convention centres in the Queenstown Town Centre zone.</p> <p>Effectiveness: The discretionary activity status is an effective</p> |

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| | <p>The identified economic benefits associated with this proposed provision are set out in the Economic Analysis prepared by Insight Economics (Appendix H attached) for the Plan change, whereby the development of a convention centre will result in significant positive economic operational effects, including increased opportunities for employment and increased household incomes for the District.</p> <p>Other potential benefits of providing for a convention centre in the Town Centre zone include:</p> <ul style="list-style-type: none"> • Smoothing the highly seasonal of the District's tourist activity. • Increased sector competition. • International marketing for the convention centre will have beneficial spill-over effects for the District. • Increased opportunities for networking and increased exposure to new skills, technologies and techniques which can assist local business. | | <p>method to manage the adverse effects of these activities on a case by case basis, while retaining the ability to consider positive effects.</p> <p>Appropriateness: This proposed rule will assist in achieving proposed objective 10.2.4.3 and the other objectives relevant to the Queenstown Town Centre zone which seek to maintain and enhance the Queenstown Centre as the principal commercial, administration, cultural and visitor focus for the District.</p> <p>Retaining full discretion in considering convention centre activities on a case by case is appropriate.</p> |
| <p>Proposed Amendment to 10.6.5.1 Site Standard</p> <p>i Building Coverage</p> <p><u>(d) Lakeview sub-zone: Maximum building coverage – 80%.</u></p> <p><u>(e) Isle Street sub-zone: Maximum building coverage - 70%</u></p> | <p>The proposed provision for the Lakeview sub-zone and the Isle Street sub-zone will enable the efficient use of this scarce land resource. At Lakeview, the higher site coverage provided for is offset by maintaining reserve land within this sub-zone.</p> | <p>No significant costs have been identified.</p> | <p>Efficiency: This standard is clear and easily interpreted and is an efficient method for controlling the scale of built development.</p> <p>Effectiveness: This provision is effective in achieving the purpose of controlling built form on sites.</p> <p>Appropriateness: The proposed Rule 10.6.5.1(i) will assist in achieving proposed Objectives 10.2.4.1 and 10.2.4.3 and is considered appropriate for managing the effects of built development at the Lakeview sub-zone and the Isle Street sub-zone.</p> |
| <p>Proposed Amendment to 10.6.5.1 Site Standard</p> <p>iv Street Scene</p> <p><u>(d) In the Lakeview sub-zone, the minimum setback of any building from boundaries shared with Glasgow Street shall be 4.5 metres.</u></p> <p><u>(e) In the Isle Street sub-zone, the maximum setback of any building from road boundaries shall be 1.5 metres.</u></p> <p><u>(f) In the Isle Street sub-zone there shall be no parking of vehicles in front yards.</u></p> <p><u>(g) In the Isle Street sub-zone, the minimum setback of any building from other site boundaries shall be 1.5 metres.</u></p> | <p>Managing building setbacks on sites will assist in achieving a high quality urban environment at the Lakeview and Isle Street sub-zones, and, coupled with height plane angles, will appropriately manage potential adverse effects of commercially scaled buildings adjacent to residential zones. For the Lakeview sub-zone, the boundary is shared with the High Density Residential Zone adjacent to Glasgow Street and Thompson Street. Due to the elevation of the site in relation to Thomson/Brunswick Street, and the location of reserve land on the Thompson Street corner of the Lakeview sub-zone, a setback from Thomson Street is not considered to be necessary.</p> <p>The minimum and maximum setbacks for the respective sub-zones will have benefits in terms of improving the amenity of streetscapes.</p> | <p>These provisions provide restrictions on the use of sites. Where a development does not achieve the setbacks, resource consent will be required for a discretionary activity. It is considered that the costs associated with this rule are minor, and are outweighed by the benefits.</p> | <p>Efficiency: This standard is clear and easily interpreted and is an efficient method for managing the effects of buildings and in particular the effects on streetscape and adjoining activities.</p> <p>Effectiveness: This rule will be effective in providing effective management of the siting of buildings on a site.</p> <p>Appropriateness: The proposed Rule 10.6.5.1 (iv) will assist in achieving proposed Objective 10.2.4.3 and is considered appropriate for managing the effects of built development at the Lakeview sub-zone and the Isle Street sub-zone.</p> |

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| <p>Proposed Amendment to 10.6.5.1 Site Standard</p> <p>vi Verandas</p> <p>(b) <i>Verandas shall be no higher than 3m above pavement level and of a width compatible with verandas on neighbouring buildings and shall provide continuous cover for pedestrians. No verandas on the north side of a public place or road shall extend over that space by more than 2 m. Those verandas on the south side of roads shall not extend over the space by more than 3 m.</i></p> <ul style="list-style-type: none"> • Shotover Street (Stanley Street to Hay Street) • Hay Street (<u>Beach Street to Man Street</u>) • Beach Street • Rees Street • Camp Street (Church Street to Man Street) • Brecon Street (Man Street to Shotover Street) • Church Street (north west side) • Queenstown Mall (Ballarat Street) • Athol Street • Stanley Street (Coronation Drive to Memorial Street) | <p>There is no requirement for verandas to be provided at Lakeview sub-zone or the Isle Street sub-zone. This provision relates to the main retail area of Queenstown's town centre. The proposed amendment is required to clarify this.</p> | <p>No costs have been identified for this provision.</p> | <p>Efficiency: This provision does not impact those areas that are subject to this plan change.</p> <p>Effectiveness: This provision does not impact those areas that are subject to this plan change.</p> <p>Appropriateness: It is considered appropriate that there is no requirement to provide verandas in those areas that are the subject of this plan change.</p> |
| <p>Proposed Amendment to 10.6.5.1 Site Standard</p> <p>vii Residential Activities</p> <p>(a) <i>Except in the Lakeview sub-zone for which site standards (d) and (e) apply and the Isle Street sub-zone for which site standard (e) applies, Any building or part of a building used for residential activities shall provide a separate outdoor living area for the exclusive use of each separate residential unit. The outdoor living area shall have a minimum area of 5m² and a least dimension of 2m. The outdoor living area must be located immediately adjoining and have direct access from the residential activity.</i></p> <p>(b) <i>Residential activities shall not be situated at ground level in any building with frontage to the following roads.</i></p> <ul style="list-style-type: none"> • Stanley Street (Coronation Drive to Memorial Street) • Camp Street (<u>Man Street to Coronation Drive</u>) • Queenstown Mall (Ballarat Street) • Church Street • Marine Parade (north of Church Street) • Beach Street • Rees Street • Shotover Street • Brecon Street (<u>Man Street to Earl Street</u>) • Athol Street • Duke Street | <p>This provision relaxes the performance standards that apply to residential activities in the Lakeview sub-zone and the Isle Street sub-zone. This will have the following benefits:</p> <ul style="list-style-type: none"> • Enabling the market to determine appropriate residential form and scale by removing the need to meet residential performance standards in the District Plan as they relate to the abovementioned sub-zones. • This is anticipated to assist in the provision of more diversity in housing options for the community. • Manage the potential reverse sensitivity effects. <p>Some control on the locating of residential activities on 'active frontage' streets is provided to ensure the active street frontages are not compromised.</p> <p>The Lakeview sub-zone contains, and is adjacent to, relatively large areas of open space and public reserves which will provide outdoor living and recreational opportunities for residents here.</p> | <p>One possible cost of this provision is that a lower quality of housing accommodation will be developed.</p> <p>However, given the subject sites localities, and with longer term marketability a consideration for developers, it is considered that an acceptable quality of housing will result.</p> <p>The noise insulation requirements to manage potential reverse sensitivity effects will add additional costs to the construction of residential units within the sub-zones.</p> | <p>Efficiency: This standard is clear and easily to interpret as it avoids a list of requirements for residential housing standard. The provision will be efficient to administer.</p> <p>This provision will assist in encouraging in the efficient use of land.</p> <p>Effectiveness: This rule is effective in providing for higher density residential activities at the Lakeview and Isle St sub-zones.</p> <p>Appropriateness: The proposed Rule 10.6.5.1 (vii) will assist in achieving Objective 10.2.4.1 and proposed Objective 10.2.4.3 and is considered appropriate to facilitate residential development within these sub-zones, managing reverse sensitivity effects and to enable more diverse housing options.</p> |

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| <p>(c) <u>Except in the Lakeview sub-zone and the Isle Street sub-zone</u> Where residential activities are proposed at ground level on a site with frontage to any other road in this zone, then an outdoor living area of 36m² and with a least dimension of 4 m shall be provided for each ground floor unit, except that:</p> <ul style="list-style-type: none"> In Town Centre Transition sub-zone where residential activities are proposed at ground level on a site with frontage to a road, then an outdoor living area of 20m² and with a least dimension of 4m shall be provided for each ground floor unit. <p>This living area must be located immediately adjoining and have direct access from the residential building.</p> <p>(d) <u>In the Lakeview sub-zone residential activities shall not be located at ground level in locations identified as active frontages on Figure 2 Lakeview sub-zone Structure Plan.</u></p> <p>(e) <u>Residential Activity in the Lakeview sub-zone and the Isle Street sub-zone shall achieve the following noise insulation standard:</u></p> <p><u>A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 1 in Appendix 13.</u></p> <p><u>All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1.</u></p> | | | |
| <p>Proposed Amendment to Site Standard 10.6.5.1</p> <p>xi Building and Façade Height</p> <p>(a) <i>In that area bound by Man, Brecon, Shotover and Hay streets but excluding the Town Centre Transition sub-zone and that land legally described as Sections 23, 24, 25 and 26 Block IX Town of Queenstown, the maximum building height shall be 12 metres above ground level and, in addition, no part of any building shall be more than 4 metres higher than the nearest point of Man Street (legal boundary of Man Street); and</i></p> <p>(b) <i>In that area legally described as Sections 23, 24, 25 and 26 Block IX Town of Queenstown, the maximum building height shall be 12 metres above ground level and, in addition, no part of any building shall be more than 1.5 metres higher than the nearest point of Man Street (legal boundary of Man Street); and</i></p> <p>(c) <u>Except in the Lakeview sub-zone and the Isle Street sub-zone</u> No part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10 metres above the street boundary.</p> <p>(d) <u>In the Lakeview sub-zone, the maximum building height shall not exceed the height limits specified on Figure 3: Lakeview sub-zone Height Limit Plan.</u></p> | <p>These proposed provisions establish maximum building heights and recession planes for all areas subject to this plan change.</p> <p>For the Lakeview sub-zone the proposed height limits are contained in the Lakeview sub-zone Height Limit Plan. These height limits increase the permitted height from the status quo. This will result in benefits in terms of the efficient use of the site, which has been assessed as able to accommodate higher buildings. In particular, high buildings, up to 26m high, are provided for along the north-western boundary of the site. In this location these buildings which will not affect land uses behind (as it is adjacent to the Ben Lomond Reserve). Further, when viewed from the south (Queenstown Bay and surrounds) the tall buildings will be set against the mountain backdrop of the Ben Lomond scenic reserve.</p> <p>The Lakeview sub-zone Height Limit Plan provides well considered height limits across the site which will enable the efficient use of the site and is intended to ensure high quality development of the Lakeview sub-zone.</p> <p>Also, for the Lakeview sub-zone, the height limits and recession planes are imposed to manage potential effects of shading within</p> | <p>No significant costs have been associated with the Lakeview sub-zone height limits.</p> <p>The Isle Street height limits will result in some loss of outlook for those properties on the northern side of the subzone. These adverse effects as assessed have been acceptable when considered against the positive effects of providing additional capacity in this sub-zone.</p> | <p>Efficiency: These provisions have been amended to provide height limits and recession planes for the areas included in this plan change. This will enable a more efficient use of the land in question.</p> <p>Effectiveness: Height limits and recession planes are effective tools for managing the effects of built development while providing for the efficient use of land. The proposed provisions are effective in maximising the efficient use of the land while managing the effects of this use.</p> <p>Appropriateness: Taking into account efficiency and effectiveness of this provision, the proposed amendments to this rule are appropriate. The provisions are considered to be appropriate and will assist in achieving Objective 10.2.4.1 and proposed Objective 10.2.4.3.</p> |

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| <p>(e) <u>In the Isle Street sub-zone, the maximum building height shall be 12m above ground level.</u></p> <p>(f) <u>In the Lakeview and Isle Street sub-zones maximum building height limits may be exceeded by the use of a roof bonus which provides for an additional maximum height of 2m. The roof bonus shall not enable an additional floor to be achieved. The roof bonus may be incorporated into the space of the upper-most floor level permitted by the maximum building height rule. Where the roof bonus is utilised no additional structures (including lift shafts) or plant or equipment shall be accommodated on top of the roof.</u></p> <p>(g) <u>In the Lakeview sub-zone, no part of any building shall protrude through a recession line inclined towards the site at an angle of 25° commencing from a line 2.5 metres above the Glasgow Street boundary.</u></p> <p>(h) <u>In the Lakeview sub-zone, no part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 4.5 metres above the Thompson Street boundary.</u></p> <p>(i) <u>For all internal boundaries within the Isle Street sub-zone no part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 5 metres above ground level of the site boundary for the Southern, Eastern and Western (and including North-western, South-western and South-east) boundaries of the site. There are no recession plane requirements for the northern/north-east property boundaries.</u></p> | <p>and beyond the site, in particular the residential uses on the adjacent side of Glasgow Street.</p> <p>For the Isle Street sub-zone, the proposed provision will enable an increase in height limits than is currently provided under the current zoning. This will be beneficial in terms of providing for a more efficient use of what is a scarce land resource. Loss of views is managed through providing all landowners in the Isle St sub-zone with the same maximum height limits, resulting in an equitable situation.</p> <p>The recession planes proposed for the Isle Street sub-zone will enable increased developable area while providing an appropriate level of protection to adjoining sites from whose amenity values might be impacted by shading.</p> | | |
| <p>Proposed Amendment to Site Standard 10.6.5.1 xiii Lakeview sub-zone Structure Plan</p> <p><u>The layout of the Lakeview sub-zone shall be in general accordance with Figure 2: Lakeview sub-zone Structure Plan. Departures from Figure 2: Lakeview sub-zone Structure Plan shall not exceed 5m change in any direction. This 5m departure from the Structure Plan does not apply to the direct extensions of the existing widths and alignments of Isle Street (south westwards beyond Hay Street through to the intersection with Thompson Street) and Thompson Street (northwards beyond Man Street) into the Lakeview sub-zone, which shall be in general accordance with the Structure Plan.</u></p> <p><u>The extension of Hay Street (and the Hay Street viewshaft) through the Lakeview sub-zone, as shown on the Structure Plan, shall not be developed, required or enforced while Designation 211 remains in place.</u></p> <p><u>The Lakeview sub-zone Structure Plan shall not preclude the widening of Thompson Street, including a corner splay, which may encroach the Lakeview sub-zone.</u></p> | <p>The Lakeview sub-zone structure plan establishes the development layout for the site, including the road layout and connections with the surrounding established road network and the land parcels which are reserve land and those which are freehold (and therefore developable under the rules applicable to this sub-zone).</p> <p>For the Lakeview sub-zone, adherence to the structure plan will achieve:</p> <ul style="list-style-type: none"> • The appropriate and efficient use of land; • A layout of the sub-zone that respects the character, locality and topography of the site; • And provides a layout which manages the effects on neighbouring land and more generally on the wider townscape; • Efficient connections to existing road infrastructure; • A strong urban design outcome. <p>The provision which enables minor variations to the structure plan will be beneficial where minor variations from the structure plan are required which may arise during site development and subdivision.</p> | <p>No costs have been identified for these rules.</p> | <p>Efficiency: The structure plan will direct the overall layout for the sub-zone. The alternative could require resource consents for each element of the development at this site, which would not be efficient.</p> <p>Effectiveness: The use of structure plans is an effective tool for managing the development of large un-developed land parcels and will be an effective method to establish the overall form for the Lakeview sub-zone site.</p> <p>Appropriateness: This provision is appropriate in order to direct the way the site is developed, and in doing so will achieve proposed objective 10.2.4.3.</p> |

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| <p>Proposed Amendment to Site Standard 10.6.5.1 xiv Active Frontages in the Lakeview sub-zone</p> <p><u>For buildings in sites adjoining an active frontage (refer Figure 2: Lakeview sub-zone Structure Plan) the following standards shall apply:</u></p> <p>(a) <u>Buildings shall contribute to the enhancement of the appearance of the Lakeview sub-zone and retail activities by:</u></p> <p>a. <u>Providing at least 5m of the frontage width or 80% of the frontage width, whichever is greater, of clear glazing (or equivalent);</u></p> <p>b. <u>Being capable of use for displaying goods and services to passing pedestrians;</u></p> <p>c. <u>Not having painted, covered or otherwise altered clear glazed areas so as to render them ineffective in achieving the purpose of this rule;</u></p> <p>d. <u>Having a minimum ground floor internal floor to floor height of 4.5m above ground level.</u></p> <p>e. <u>Having a minimum ground floor internal depth of 8m from the active frontage.</u></p> <p>(b) <u>Vehicular access across sites with active frontages shall not use any more than 10% of the defined active frontage.</u></p> <p>(c) <u>The principal public entrance to a building shall be provided from the active frontage.</u></p> <p>(d) <u>No residential activity shall be located on the ground floor of a building adjoining an active frontage.</u></p> | <p>The requirement for active frontages within certain parts of the Lakeview sub-zone will achieve a high quality environment for and aligns with the urban design principles sought for this site.</p> | <p>Financial costs associated with achieving the requirements for active frontages will be borne by the developers. Many of the requirements are part and parcel with development retail frontages and accordingly the requirements and is not expected to be a deterrent for development at Lakeview.</p> | <p>Efficiency: The active frontage requirements will ensure a pedestrian focuses environment is developed at Lakeview. This is considered to be the most efficient use of this land.</p> <p>Effectiveness: The use of active frontages is an effective tool for managing the development of pedestrian focuses commercial activities, and will be an effective method to establish the overall form for the Lakeview sub-zone site.</p> <p>Appropriateness: This provision is appropriate in order to direct the way the site is developed, and in doing so will achieve proposed objective 10.2.4.3.</p> |
| <p>Proposed Amendment to Site Standard 10.6.5.1 xv Premises Licensed for the Sale of Liquor in the Lakeview sub-zone and the Isle Street sub-zone</p> <p>(a) <u>Sound from premises licensed for the sale of liquor measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:</u></p> <p>(i) <u>night-time (2200 to 0800 hrs) 50 dB $L_{Aeq(15 min)}$</u></p> <p>(ii) <u>night-time (2200 to 0800 hrs) 70 dB L_{AFmax}</u></p> <p>(b) <u>Sound from premises licensed for the sale of liquor which is received in another zone shall comply with the noise limits set in the zone standards for that zone.</u></p> <p>(c) <u>The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803: 1999.</u></p> <p>(d) <u>The noise limits in (a) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to</u></p> | <p>A specific noise rule is proposed for the Lakeview sub-zone and the Isle Street sub-zone to appropriately consider the effects of licensed premises within these mixed use zones.</p> <p>The existing noise rules District Plan for the Town Centre zone for the town centre zone are appropriate to enable most activities envisaged in the plan change area, subject to reasonable design and standard noise control measures. However, the existing town centre noise rules do not allow for bars and restaurants to operate after 2200h with outdoor areas, which as a minimum are required for smokers but are also desired for vibrancy. Therefore, the proposed provision provides for bars operating after 2200h to be assessed on a case-by-case basis as a discretionary activity and via a non-notified resource consent process.</p> | <p>The proposed provision will enable the effects of noise to be considered on a case by case basis by acoustic engineers who are qualified to assess and manage noise effects. The costs associated with this process are considered to be acceptable in order to manage noise effects.</p> | <p>Efficiency: This standard will enable to efficient use of the Lakeview and Isle Street sub-zones through the specific management of noise effects of licensed premises.</p> <p>Effectiveness: This rule is effective in managing adverse noise effects that may arise from new licensed premises activities within the Lakeview and Isle St sub-zones.</p> <p>Appropriateness: The proposed provision 10.6.4 and proposed Rule 10.6.5.1 (xv) and will assist in achieving Objective 10.2.4.1 and proposed Objective 10.2.4.3 and is considered appropriate to facilitate appropriate licensed premises activities within these sub-zones by appropriately managing noise effects.</p> |

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| <p><u>airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.</u></p> <p>10.6.4 Non-Notification of Applications</p> <p>(ii) Applications for the exercise of the Council's discretion in respect of the following Site Standards:</p> <ul style="list-style-type: none"> • Noise | | | |
| <p>Proposed Amendment to Site Standard 10.6.5.1</p> <p>xvi Visitor Accommodation in the Lakeview sub-zone and the Isle Street sub-zone</p> <p><u>Visitor Accommodation activities in the Lakeview sub-zone and the Isle Street sub-zone shall achieve the following noise insulation standard:</u></p> <p><u>A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 1 in Appendix 13.</u></p> <p><u>All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1.</u></p> | <p>This provision is proposed to manage reverse sensitivity effects arising within the mixed use sub-zones. It is considered that without this noise insulation imposed by this provision, the reverse sensitivity effects incurred on the visitor accommodation activity would be more than minor, and accordingly this provision is considered to be an appropriate method for managing these effects.</p> | <p>There are financial costs associated with adhering to this provision which will be borne by the developer.</p> | <p>Efficiency: This standard is clear and easily to interpret and will be efficient to administer.</p> <p>Effectiveness: This rule is effective in managing reserve sensitivity effects that may adversely impact new visitor accommodation activities within the Lakeview and Isle St sub-zones.</p> <p>Appropriateness: The proposed Rule 10.6.5.1 (xvi) will assist in achieving Objective 10.2.4.1 and proposed Objective 10.2.4.3 and is considered appropriate to facilitate appropriate visitor accommodation development within these sub-zones by managing reverse sensitivity effects.</p> |
| <p>Proposed Amendment to 10.6.5.2 Zone Standards</p> <p>i Building and Facade Height</p> <p>(a) The maximum building height shall be 12 m except that: (note: bullet points 1-6 are not shown here)</p> <ul style="list-style-type: none"> • <u>In the Isle Street sub-zone where:</u> – a site is greater than 2,000m² in area; and – has frontage to both Man Street and Isle Street <u>then the maximum building height shall be 15.5m above ground level.</u> • <u>The maximum height for buildings on Lot 1 DP 15307 shall be defined by the measurements and images held with the electronic file described as Lot 1 DP 15307– Building Height. Refer Appendix 4 – Interpretative Diagrams, Diagram 8, except that the height of any lift or plant tower on Lot 1 DP 15307 shall be permitted to exceed this height limit by up to an additional 3 metres, provided that the area of that additional over-run shall have a total area of no more than 40m² and shall be located at least 10 metres from a road boundary.</u> | <p>These proposed provisions establish maximum building heights for the Beach Street site, and establish a Discretionary Activity development scenario for the Isle Street block.</p> <p>For the Isle Street sub-zone, the proposed provision provides for a larger scale building development where additional height can be obtained up to 15.5m, provided the site has dual frontage and is greater than 2,000m² in area. However, in order to appropriately consider the effects of the development on this activity on a case by case basis, the activity status is Discretionary.</p> <p>For the Beach Street site, the plan change seeks to retail the current maximum building height provision applicable across this site.</p> <p>Where these provisions has been amended to exclude the Lakeview sub-zone and the Isle Street sub-zone, this is to ensure that specific height limits provided for this sites are effective and correctly implemented.</p> | <p>No significant costs have bene associated with the Lakeview sub-zone height limits.</p> <p>The Isle Street height limits will result in some loss of outlook for those properties on the northern side of the subzone. These adverse effects as assessed have been acceptable when considered against the positive effects of providing additional capacity in this sub-zone.</p> <p>For the Beach Street site, no new costs have been identified.</p> | <p>Efficiency: These provisions have been amended to provide height limits and recession planes for the areas included in this plan change. This will enable a more efficient use of the land in question.</p> <p>Effectiveness: Height limits and recession planes are effective tools for managing the effects of built development while providing for the efficient use of land. The proposed provisions are effective in maximising the efficient use of the land while managing the effects of this use.</p> <p>Appropriateness: Taking into account efficiency and effectiveness of these provisions, the proposed amendments to this rule are appropriate. The provisions are considered to be appropriate and will assist in achieving Objective 10.2.4.1 and proposed Objective 10.2.4.3.</p> |

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| <ul style="list-style-type: none"> • <u>For land legally described as Sections 14, 15, 16, 17 Block VIII Town of Queenstown, Lots 1 and 2 DP 444132, and Lot 1 DP 7187 Zone Standard 7.5.5.3(v) will apply for all building heights.</u> • <u>This rule does not apply to the Lakeview sub-zone.</u> <p>(e) <u>For all other sites within the zone where there is a 12 metre maximum building height, no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10m above the street boundary. This rule does not apply to the Lakeview sub-zone or the Isle Street sub-zone.</u></p> | | | |
| <p>Proposed Amendment to 10.6.5.2 Zone Standards</p> <p>ii Noise</p> <p>(a) <u>Sound from activities in the Town Centre Transition sub-zone and from activities located on land bounded by Hay Street, Man Street, Lake Street and Beach Street measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:</u></p> <p>(i) daytime (0800 to 2200 hrs) 50 dB $L_{Aeq(15 min)}$</p> <p>(ii) night-time (2200 to 0800 hrs) 40 dB $L_{Aeq(15 min)}$</p> <p>(iii) night-time (2200 to 0800 hrs) 70 dB L_{AFmax}</p> <p>(i) <u>These noise standards (a) through (e) do not apply to premises licensed for the sale of liquor in the Lakeview sub-zone or the Isle Street sub-zone at night-time (2200 to 0800 hrs) when site standard 10.6.5.1(xv) applies.</u></p> | <p>The adoption of these noise standards is intended to ensure that an appropriate level of acoustic amenity is maintained for those using land and residing on land within the zone, including for the owners and occupiers of adjacent land.</p> <p>Noise limits for the Beach Street site have not changed as part of this plan change.</p> | <p>The noise limits proposed to be applied in the Lakeview sub-zone and the Isle Street sub-zone are the similar to those that apply to the general Town Centre Zone, except that for premises licenced for the sale of liquor, activities that cannot meet the night-time noise limit shall be discretionary activities rather than non-complying activity (which is the case for the Town Centre zone). No additional costs are anticipated to arise from this proposed noise rule.</p> | <p>Efficiency: This provision is neutral in terms of efficiency.</p> <p>Effectiveness: This provision will effectively manage the effects of noise generated by activities undertaken in the Lakeview and Isle St sub-zones.</p> <p>Appropriateness: Taking into account efficiency and effectiveness of this provision, the proposed amendments to this rule are appropriate in order to manage noise effects in the Lakeview and Isle Street sub-zones, and at the Beach Street site. The provision will assist in achieving objective 10.2.4.1, proposed objective 10.2.4.3 and objective 10.1.3.2.</p> |
| <p>Proposed 10.6.5.2 Zone Standard</p> <p>vi Retail Activities in the Lakeview sub-zone and the Isle Street sub-zone</p> <p>(i) <u>Retail activities in the Lakeview sub-zone and the Isle Street sub-zone shall have a maximum gross floor area of 400m² per tenancy.</u></p> | <p>Large format retail is not considered appropriate within the Lakeview sub-zone or the Isle Street sub-zone. Large format retail is provided for commercially zoned land at Frankton. There is also sufficient capacity in these areas to accommodate large format retail so no pressure to establish this type of retail for the foreseeable future is expected at Lakeview or Isle Street. Clause (iii) of the proposed provision would make large format retail a non-complying activity in these sub-zones.</p> <p>Large format retail is not appropriate at these locations due to the effects generated, including traffic effects and the impact of large scale buildings of a simple design on the streetscape and townscape values.</p> | <p>This provision will result in deterring large format retail proposals no these sub-zones.</p> | <p>Efficiency: It is more efficient that large format retail activities establish elsewhere with ready access to roading, car parking and alongside similar buildings.</p> <p>Effectiveness: This provision is effective in managing the scale of individual retail tenancies of the sub-zones.</p> <p>Appropriateness: Taking into account efficiency and effectiveness of the structure plan method, and the provision associated with it, this provision is appropriate in order to manage retail activities at the respective sub-zones, and to achieve proposed objective 10.2.4.3.</p> |

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| <p>Proposed Figure 2 Lakeview sub-zone Structure Plan Refer Structure Plan in Appendix D</p> | <p>Refer discussion in relation to Site Standard 10.6.5.1 <u>xiii Lakeview sub-zone Structure Plan</u> above.</p> | <p>Refer discussion in relation to Site Standard 10.6.5.1 <u>xiii Lakeview sub-zone Structure Plan</u> above.</p> | <p>Refer discussion in relation to Site Standard 10.6.5.1 <u>xiii Lakeview sub-zone Structure Plan</u> above.</p> |
| <p>Proposed Figure 3 Lakeview sub-zone Height Limit Plan Refer Height Limit Plan in Appendix D</p> | <p>Refer discussion in relation to Site Standard 10.6.5.1 <u>xi Building and Façade Height</u> above.</p> | <p>Refer discussion in relation to Site Standard 10.6.5.1 <u>xi Building and Façade Height</u> above.</p> | <p>Refer discussion in relation to Site Standard 10.6.5.1 <u>xi Building and Façade Height</u> above.</p> |
| <p>Chapter 14 – Transport Proposed amendment to Rule 14.2.4.1 Parking and Loading</p> <p>i Minimum Parking Space Numbers <i>Activities shall provide on-site parking space in accordance with Table 1 except for:</i></p> <p>(a) <i>Activities in the Town Centre Zones, excluding the Town Centre Transition sub-zone and the Queenstown Town Centre Lakeview sub-zone, which shall be subject to the existing car parking requirements.</i></p> <p>Residential units: <i>High Density Residential (HDR) Zone and Queenstown Town Centre Lakeview sub-zone</i></p> <p>i. <i>Subzone A- Queenstown & Wanaka; Subzones B, B1, C Queenstown only unless listed in ii below and the Queenstown Town Centre Lakeview sub-zone</i></p> <p><i>Parking spaces required for residents/visitors: 1 per unit</i> <i>Parking spaces required for staff/guests: none</i></p> <p>Visitor Accommodation <i>Queenstown Town Centre Zone Lakeview sub-zone: Visitor Accommodation (unit type construction): A maximum of 1 per unit up to 15 units, and a maximum of 1 per 2 units thereafter, for guests. In addition, a maximum of 1 per 10 units for staff.</i></p> <p><i>A minimum of 1 coach park is provided per 30 units.</i></p> <p><i>Queenstown Town Centre Zone Lakeview sub-zone: Visitor Accommodation (guest room type construction): A maximum of 1 per 3 guest rooms up to 60 guest rooms, and a maximum of 1 per 5 guest rooms thereafter.</i></p> <p><i>A minimum of 1 coach park is provided per 50 units.</i></p> <p>Commercial Activities <i>(except for the Queenstown Town Centre Lakeview sub-zone where there is no minimum parking requirement)</i> <i>Parking spaces required for residents/visitors: 1 per 25m² GFA</i></p> | <p>The parking provisions specific to the Lakeview sub-zone have been developed by Traffic Design Group, refer Appendix I attached). In developing these provisions a parking philosophy whereby proposed parking at the Lakeview sub-zone takes into account its close linkage to the accommodation of and provision of traffic and people movement, specifically anticipates an integration of parking provision and management between the Lakeview site and the Queenstown Town Centre. While there will be specific destination needs for visitors to the convention centre activity, it is not anticipated that full, unconstrained parking will be available for all activities located within the sub-zone. The proposed combination of, for example, the Square at the heart of the sub-zone and the provision of multiple walking connections to and from the Town Centre, is proposed to minimise the requirement for activity specific on-site parking.</p> <p>A “hierarchy of need and value” is proposed for parking provision within the sub-zone. It is recognised that the sub-zone itself cannot address the parking preferences and patterns that have existed (and still exist) within the town centre. Characteristics of that behaviour include the adoption of the cheapest (free) parking option for commuter and long-stay parking.</p> <p>The benefits of the parking provisions are identified as:</p> <ul style="list-style-type: none"> • providing sufficient on-site car parking for residential uses (one car park per unit); • providing sufficient on-site parking for a convention centre activity (minimum car parking is required); • enabling shared use of convention centre parking (if developed) when the facility is not in use; • encouraging pedestrian access to the site (partially for tourists) to reduce demand for car parking; • providing for a market driven approach to determining what car parking is required for successful operation of commercial and visitor accommodation facilities, whereby off-site car parking or on-site car parking can be provided where considered necessary. This reduces potential inefficiencies associated with minimum car parking requirements. <p>For the Isle Street sub-zone and for the Beach Street site, these sites will be subject to the same parking provisions as the Town Centre.</p> | <p>A possible cost of the parking provision is an increased demand for street-side parking at peak times.</p> <p>A further financial cost is associated with the requirement for the convention centre to provide on-site car parking.</p> | <p>Efficiency: The parking provisions are clear and will be efficient to administer.</p> <p>The provisions provide a balanced approach to the provision of car parking, which will result in the efficient use of land at the Lakeview sub-zone.</p> <p>Effectiveness: The use of minimum and maximum car parking requirements is an effective method for ensuring the appropriate provision of car parking for activities.</p> <p>The proposed parking provisions may result in increased demand for street side parking both within the Lakeview sub-zone and outside of the site at peak times.</p> <p>The provisions would be less effective in a scenario where the convention centre was not developed at the site. The convention centre would provide a degree of ‘shared’ parking resource for the sub-zone. To manage this, careful consideration of the parking provided by visitor accommodation facilities is provided for under the controlled activity rule for this activity. Also, while there is no minimum requirement for car parking associated with commercial activities-activities can provide some car parking should they consider it necessary.</p> <p>This approach is consistent with the Town Centre zone approach where there are no minimum car parking requirements for visitor accommodation or commercial activities. On site provision of parking compromises continuous frontage of retail, leads to vehicle – pedestrian conflicts and is therefore better provided at a central location. Further, this approach is effective at encouraging pedestrian movements and active frontages.</p> |

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| <p><u>Restaurants</u> (except for in the Queenstown Town Centre Lakeview sub-zone) <i>Parking spaces required for residents/visitors: 1 per 25m² PFA Parking spaces required for staff/guests: 1 per 100m² PFA (2 minimum)</i></p> <p><u>Taverns or Bars</u> (except for in the Queenstown Town Centre Lakeview sub-zone) <i>Parking spaces required for residents/visitors: 2 per 25m² PFA Parking spaces required for staff/guests: 1 per 100m² PFA (2 minimum)</i></p> <p><u>Home Occupation (in addition to residential requirements)</u> (except for in the Queenstown Town Centre Lakeview sub-zone) <i>Parking spaces required for residents/visitors: 1 per home</i></p> <p><u>Convention Centre</u> <i>Parking spaces required for residents/visitors: 1 car park per 10 persons or 1 car park per 10 m² of public floor area, whichever is greater. In addition, one coach park per 50 people the site is designed to accommodate.</i></p> <p><u>Commercial Recreational Activities within the Lakeview sub-zone</u> <i>Parking spaces required for residents/visitors: 1 carpark per 5 people the facility is designed to accommodate.</i></p> | | | <p>Appropriateness: Taking into account efficiency and effectiveness of the car parking provision, this provision is considered to be appropriate in order to manage car parking demand at the Lakeview sub-zone, and to achieve proposed objective 10.2.4.3.</p> |
| <p>Assessment Matters</p> <p><u>Controlled Activities Rule 10.6.3.2(vi) - Buildings - Queenstown Town Centre Lakeview sub-zone</u></p> <p><u>Urban Design Principles (refer Rule 10.6.3.2(vi)(d))</u></p> <p>1. Public Spaces</p> <ul style="list-style-type: none"> • <i><u>The design of buildings fronting parks and the Square contribute to the amenity of the public spaces.</u></i> <p>2. Street Edges (including Active Frontages)</p> <ul style="list-style-type: none"> • <i><u>Built form contributes to providing a high quality, spatially well-defined and contained streetscape and associated urban amenity.</u></i> • <i><u>Visual interest is provided through a variety of building forms and frontages in terms of footprint, height and design.</u></i> • <i><u>Buildings should avoid blank walls which are visible from public spaces.</u></i> • <i><u>Where provided, car parking is accessible and does not dominate the streetscape.</u></i> | <p>These provisions provide additional guidance to developers and for decision makers when assessing a controlled activity resource consent application for buildings within the Lakeview sub-zone. The provisions will result in social benefits in terms of providing a high quality urban environment and high quality built form, and opportunities for social gathering and recreation. Providing a high quality building should assist in attracting tenants and custom to the Lakeview sub-zone.</p> | <p>There will be economic costs associated with this provisions as the developer will bear the costs on meeting these requirements. This cost is considered to be acceptable.</p> | <p>Efficiency: Assessment matters for controlled activities provide further guidance to decisions makers when imposing conditions on resource consents for buildings within the Lakeview sub-zone. The proposed provisions will result in a high quality environment and in turn the efficient use of the land resource.</p> <p>Effectiveness: Providing clear and direct assessment matters for controlled activities is an effective tool which will assist achieving the high quality environmental outcomes sought for the Lakeview site.</p> <p>Appropriateness: Taking into account efficiency and effectiveness of these assessment matters, they are considered to be appropriate in order to manage the urban design outcomes at the Lakeview sub-zone. This provision will assist in achieving proposed objective 10.2.4.3.</p> |

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| <ul style="list-style-type: none"> • <u>Buildings and streetscape design comply with CPTED principles.</u> <p>3. Sustainable Buildings</p> <ul style="list-style-type: none"> • <u>The adoption of sustainable building design principles using sustainable materials, passive and active solar energy collection (where this is workable), water conservation techniques and/or, grey water recycling.</u> | | | |
| <p>Assessment Matters</p> <p><u>For Controlled Activity Rule 10.6.3.2 (vii) Convention Centres</u></p> <p><u>Design and Layout</u></p> <p>1) <u>The external scale and design and appearance, of buildings (including materials and colours), equipment and structures:</u></p> <ul style="list-style-type: none"> • <u>Provide visual interest through a variety of forms in terms of footprint, height and design.</u> • <u>Break down the building bulk and scale by architectural articulation and modulation of building form.</u> • <u>Minimise adverse effects of shading on adjacent public spaces (including footpaths).</u> • <u>Contribute positively to local public spaces and streetscape character and amenity through bulk, scale, architectural articulation and modulation, rooflines and the choice of materials and colours.</u> • <u>Visually enhance those parts of the site visible from public spaces e.g. major arterial transport corridor frontages, Queenstown Bay and the Square.</u> <p><u>Transportation</u></p> <p>2) <u>Parking, loading, manoeuvring areas and outdoor service areas are been designed and located to:</u></p> <ul style="list-style-type: none"> • <u>Protect amenity values of the Square, the streetscape and adjoining sites by screening and landscaping.</u> • <u>Be away from the front of the site and the primary entrances to buildings.</u> • <u>Ensure traffic flows minimise adverse effects on amenity values.</u> • <u>Minimise traffic conflicts and provide safe and efficient vehicle circulation on the site.</u> • <u>Create an attractive environment that maintains safety and amenity for pedestrians.</u> • <u>Where applicable, integrate with adjacent activities and development in terms of the provision of entrances, publicly accessible spaces, parking (including the degree to which the parking resource is available for use by other activities in</u> | <p>These provisions provide additional guidance to developers and for decision makers when assessing a controlled activity resource consent application for a convention centre building within the Lakeview sub-zone. The provisions will result in social and cultural benefits in terms of ensuring a high quality convention centre which will provide opportunities for social gathering and recreation. The economic benefits associated with the convention centre for the District are significant (refer Insight Economics report, Appendix H attached).</p> | <p>There will be economic costs associated with this provisions as the developer will bear the costs on meeting these requirements. This cost is considered to be acceptable.</p> | <p>Efficiency: Assessment matters for controlled activities provide further guidance to decisions makers when imposing conditions on resource consents for convention centre building(s) within the Lakeview sub-zone. The proposed provisions will result in a high quality environment and in turn the efficient use of the land resource.</p> <p>Effectiveness: These provisions provide additional guidance to developers and decisions makers when assessing a controlled activity resource consent application for a convention centre building within the Lakeview sub-zone.</p> <p>Providing clear and direct assessment matters for controlled activities is an effective tool which will assist in achieving the environmental outcomes sought for the Lakeview site in relation to a potential convention centre.</p> <p>Appropriateness: Taking into account efficiency and effectiveness of these assessment matters, they are considered to be appropriate in order to manage the built outcomes and urban design outcomes of a convention centre building at the Lakeview sub-zone. The provision will assist in achieving objective 10.2.4.1, and proposed objective 10.2.4.3.</p> |

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| <p><u>the sub-zone), loading areas, access to public transport and pedestrian linkages.</u></p> <p>Landscaping</p> <p>3) <u>Planting and landscaping is designed to:</u></p> <ul style="list-style-type: none"> • <u>Maintain access to winter sun.</u> • <u>Integrate site landscape design with that of the Square.</u> • <u>Comply with CPTED principles.</u> | | | |
| <p>Subdivision Chapter 15</p> <p>Proposed 15.2.3.3 Discretionary Subdivision Activities</p> <p><i>ix</i> <u>In the Queenstown Town Centre Lakeview sub-zone any subdivision which is not in general accordance with Figure 2: Lakeview sub-zone Structure Plan and any departures from and exemptions to the Structure Plan provided for in site standard 10.6.5.1 (xiii).</u></p> | <p>The benefit of this proposed rule is to ensure consistency with the subdivision of the Lakeview sub-zone to the Structure Plan, including any departures and exemptions to the Structure Plan provided for in the District Plan.</p> | <p>No costs have been identified associated with this provision.</p> | <p>Efficiency: The proposed subdivision rule will enable the efficient development of the Lakeview sub-zone as a controlled activity provided it achieves general compliance with the Structure Plan.</p> <p>Effectiveness: The proposed provision is effective in determining the activity status for subdivision the Lakeview sub-zone.</p> <p>Appropriateness: Taking into account efficiency and effectiveness of the provision, it is considered to be appropriate in order to manage the subdivision of the site to achieve the high quality development of the site. The rule is appropriate in achieving the Town Centre objective 10.2.4.1 and proposed objective 10.2.4.3.</p> |
| <p>Proposed Definition</p> <p><u>Convention Centre: means building(s) and their use for functions and may include auditorium(s), concert hall(s), lecture hall(s), meeting room(s), conference room(s), banquet room(s), exhibition space(s) and ancillary services. For the purpose of this definition, convention centres do not include visitor accommodation.</u></p> | <p>A new definition for Convention Centre is considered necessary as currently elements of convention centre activities could fall within seven different activity definitions in the District Plan, namely:</p> <ol style="list-style-type: none"> 1. Meeting Place 2. Community Activity 3. Place of Entertainment 4. Commercial Activity 5. Educational Facility 6. Place of Assembly 7. Licensed Premises <p>The convention centre activity encompasses a range of activities and accordingly, a clear and specific definition for this activity is considered to be necessary.</p> | <p>This proposed definition will not change the activity status of convention centres in Township zones and Business and Industrial Zones, where they currently comprise a discretionary activity (subject to compliance with the zone standards).</p> | <p>Efficiency: The proposed definition for convention centres will assist with the efficient administration of the District Plan by clearly defining this activity.</p> <p>Effectiveness: The definition is clear and comprehensive. It is effective at defining the subject activity and therefore in defining the activity status of the activity.</p> <p>Appropriateness: Taking into account efficiency and effectiveness of the definition, it is considered to be appropriate in order to manage the environmental effects of a convention centre activity at within the Queenstown Town Centre Zone. The definition is appropriate in achieving the Town Centre objective 10.2.4.1 and proposed objective 10.2.4.3.</p> |

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| <p>Appendix 13 Proposed amendments to Acoustic Insulation and Ventilation Requirements</p> <p><i>The following table sets out the ventilation requirements within the airport Outer Control Boundary (OCB) and Air Noise Boundary (ANB) and applies to specific activities in the Queenstown Town Centre zone.</i></p> | This amendment is an ancillary change for clarification purposes. | No costs are associated with this clarification change. | <p>Efficiency: The proposed clarification amendment is neutral in terms of efficiency.</p> <p>Effectiveness: The clarification amendment will be effective in the administration of the District Plan.</p> <p>Appropriateness: The clarification change is considered to be appropriate in achieving the Town Centre objective 10.2.4.1 and proposed objective 10.2.4.3.</p> |
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6.2 RISKS OF ACTING OR NOT ACTING IF THERE IS UNCERTAIN OR INSUFFICIENT INFORMATION

Section 32(2)(c) of the Act requires, in the evaluation of the proposed policies and methods, the consideration of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter.

Part of the efficiency and effectiveness assessment is to identify if there is uncertain or insufficient information about the subject matter of the provisions. If there is uncertain or insufficient information, an assessment of the risk of acting or not acting in terms of the provisions is required.

For the purpose of section 32, risk relates to changes in circumstances or an unforeseen event. This circumstance or event may increase the potential economic, social, cultural or environmental costs that may be incurred by a proposal. Risk may also be associated with a failure of a provision to achieve or move significantly towards the benefits sought by the objective.

Uncertainty relates to possible changes in assumed circumstances which are unknown at the time of evaluation. Uncertainty also relates to a lack of scientific knowledge or other knowledge about the nature or scale of an issue.

For the proposed plan change, there is not considered to be uncertainty about the nature or scale of the issue. The main impetus for the plan change is to extend the Queenstown Town Centre zone, which is at capacity. Failing to extend the zone could see core tourist services and commercial activities disperse elsewhere (McDermott Miller Strategies Ltd report, November 2013).

A review of the District Plan business zones' capacity and the technical assessments prepared in order to evaluate the subject plan change provide a sound foundation of information upon which a robust analysis of the proposed plan change has occurred. This reduces the risk of uncertain or insufficient information being relied upon. No technical issues have been identified about which there is uncertain or insufficient information.

While an assessment of the risk of not acting may not be required under s32(2)(c), there are considered to be risks associated with 'not acting'. As noted above, the report prepared by McDermott Miller Strategies Ltd has identified a need to expand the Queenstown Town Centre zone in order to ensure this centre remains the primary commercial and tourist centre for the District. Further, the economic analysis of the plan change prepared by Insight Economics (refer **Appendix H** attached) has found that under the status quo planning framework, the opportunities to achieve economic benefits for the District would not be realised.

It is noted that under the status quo option, or by "not acting", resource consents would be required for a number of activities at these sites which could prevent or hinder possible development. Resource consents for commercial activities could be difficult to obtain under the objective and policy framework of the High Density

Residential Zone. It is concluded that the plan change is necessary, as the risk of not acting would not address the need for more commercially zoned land at Queenstown.

During the development of the plan change, the effects of future development in accordance with the structure plan (for Lakeview sub-zone) and specific rules have been assessed. Any development proposed which is not in accordance with the structure plan (at Lakeview), and that is not in accordance with the rules or standards (site and or zone) will require further assessment via the resource consent process.

The information behind the policies and methods promoted in this plan change is certain and there is little risk associated with the plan change going ahead. The risk of not acting (not pursuing this plan change) is that the resource management issue remains unresolved and the subject sites are not managed efficiently and effectively.

7. CONSIDERATION OF POLICIES, PLANS AND OTHER RELEVANT DOCUMENTS

Section 74(1) of the RMA sets out matters which are to be considered by territorial authorities when preparing or changing district plans. That section states that any change to district plans must be in accordance with the functions for territorial authorities set out in section 31, the provisions of Part 2, the duties under section 32, and any regulations.

Section 74(2) of the Act requires that when preparing or changing a district plan, a territorial shall have regard to:

- (a) *any –*
 - (i) *Proposed regional policy statement; or*
 - (ii) *Proposed regional plan of its region in regard to any matter of regional significance or for which the regional council has primary responsibility under Part 4; and*

- (b) *any-*
 - (i) *Management plans and strategies prepared under other Acts; and*
 - (ii) *Repealed*
 - (iia) *Relevant entry [on the New Zealand Heritage List/Rarangi Korero required by the Heritage New Zealand Pouhere Taonga Act 2014]; and*
 - (iii) *Regulations relating to ensuring sustainability, or the conservation, management, or sustainability of fisheries resources (including regulations or bylaws relating to taiapure, mahinga mataitai, or other non-commercial Maori customary fishing),—*
to the extent that their content has a bearing on resource management issues of the district; and

- (c) *The extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.*

Section 74(2A) requires that when changing a district plan a territorial authority must take into account:

Any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.

Section 75 of the Act details the requirements for the content of district plans. Section 75 of the Act states that:

- (3) *A district plan must give effect to –*
- a) any national policy statement; and*
 - b) any New Zealand coastal policy statement; and*
 - c) any regional policy statement.*
- (4) *A district plan must not be inconsistent with -*
- a) a water conservation order; or*
 - b) a regional plan for any matter specified in section 30(1).*

Consideration has been given to the matters detailed in sections 74 and 75 of the Act below.

7.1 NATIONAL POLICY STATEMENTS

There are currently four operative national policy statements which the District Plan must give effect to. There are:

- The New Zealand Coastal Policy Statement
- The National Policy Statement for Renewable Electricity Generation 2011
- The National Policy Statement for Freshwater Management 2011
- The National Policy Statement for Electricity Transmission 2008

It has been determined that none of these policy statements are relevant to the proposed plan change.

7.2 NATIONAL ENVIRONMENTAL STANDARDS

National environmental standards are regulations made under section 43 of the RMA. They can prescribe technical standards, methods or other requirements for environmental matters. In some circumstances, local authorities can impose stricter standards. There is one national environmental standard which is relevant to the proposed plan change:

- The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES)

In terms of assessing environmental effects as directed by this NES, a Preliminary Site Investigation (PSI) has been undertaken at the Lakeview site by Davis

Consulting Group (refer to **Appendix J** attached) to determine whether any contaminants are likely to be present at the site which may affect human health. The site is subject to the provisions of the NES due to the presence of the holiday park workshop, historic bulk storage of diesel, possible power transformers, historical use of the site as a cricket field and the maintenance of holiday park camping areas.

This PSI has concluded that it is highly unlikely heavy metal and persistent pesticides have accumulated in the sites soils that exceed the NES soil contaminant standards for high density residential, parks/recreational and commercial industrial landuse. Hydrocarbon contamination of soils may be present but will most likely be localised and associated with small drips and spills from refuelling activities.

The servicing of older transformers on the Lakeview site may have resulted in small releases to ground, however the impact is expected to be very localised and unlikely to be a risk to human health based on the proposed high density residential and commercial/industrial landuse. Further, houses and holiday park buildings and pipes constructed prior to the 1980s may contain asbestos materials.

Consideration of any risks to human health associated with demolition and construction would be necessary prior to obtaining building consent to ensure the provisions of the Building Code are met (first schedule of the Building Regulations, 1992).

Finally, Davis Consulting Group have stated that some consideration of contaminant concentrations should be undertaken if offsite disposal of soil is required to ensure the soils are disposed of appropriately.

It can be concluded that the proposed plan change at the Lakeview site will not give rise to adverse effects on human health as a result of land contamination at this site.

The proposed plan change does not impose a greater prohibition or restriction on an activity to which this NES already imposes. Therefore, no further evaluation of this NES is required for this plan change evaluation (section 32(4)).

7.3 REGIONAL POLICY STATEMENT

Otago's Regional Policy Statement ("**RPS**") promotes the sustainable management of natural and physical resources by giving an overview of the resource management issues facing Otago, and by setting policies and methods to manage Otago's natural and physical resources. The RPS does not contain any rules. A copy of the relevant objectives and policies is attached as **Appendix K**.

Key resource management issues identified by the RPS can be summarised as follows:

- Meet the reasonably foreseeable needs of the Region's people and communities via development which is efficient and meets community's expectations regarding amenity values.

- Ensure efficiency of urban development and the efficient use of infrastructure by maximising the use of existing infrastructure.
- Minimise adverse effects of urban development and settlement on the region's environment. Such effects include pollution, loss of productive land to urban development and increased energy consumption.
- Maintain and enhance the quality of life for people and communities. This is to be achieved via the identification and provision of an acceptable level of amenity, avoiding, remedying and mitigating adverse effects on community health and safety, and adverse effects of subdivision, land use and development on landscape values.

The proposed plan change will achieve the relevant objectives and their associated policies contained within the RPS. In particular:

- The sites are located within the urban area of Queenstown.
- The sites are not located within an outstanding natural landscape, and do not contain any identified areas of significant indigenous vegetation or habitats of indigenous fauna. The Lakeview site does contain a number of protected trees which are identified within the QLDP. The heritage trees remain protected in the QLDP.
- Concentrating development within the Plan Change sites is an efficient use of land and infrastructure.

7.4 REGIONAL PLANS

The purpose of the Otago Regional Plan: Air is to promote the sustainable management of the air resource in the Otago region. The Otago Regional Plan: Water is for the use, development and protection of Otago's rivers, lakes, aquifers and wetlands. The Otago Regional Plan: Coast is relevant to the coastal marine area. This plan change does not seek to address any matters that are managed under any of these regional plans.

The Otago Regional Plan: Waste applies to solid waste management, including waste minimisation, contaminated sites, hazardous substances and hazardous wastes and landfills. Objectives 5.3.1 and 5.3.2 manage effects of contaminated sites. The Preliminary Site Investigation (refer **Appendix J** attached) has concluded that:

- The site is subject to the provisions of the NES due to the presence of the holiday park workshop, historic bulk storage of diesel, possible power transformers, historical use of the site as a cricket field and the maintenance of holiday park camping areas;
- It is highly unlikely heavy metal and persistent pesticides have accumulated in the sites soils that exceed the NES soil contaminant standards for high density residential, parks/recreational and commercial industrial landuse;

- Hydrocarbon contamination of soils may be present but will most likely be localised and associated with small drips and spills from refuelling activities;
- The servicing of older transformers on the site may have resulted in small releases to ground, however the impact is expected to be very localised and unlikely to be a risk to human health based on the proposed high density residential, parks/recreational and commercial/industrial landuse;
- Pipes, houses and holiday park buildings constructed prior to the 1980s may contain asbestos materials;
- Consideration of risks to human health associated with demolition and construction would be necessary prior to building consent application to ensure the provisions of the Building Code are met (first schedule of the *Building Regulations, 1992*);
- Some consideration of contaminant concentrations should be undertaken if offsite disposal of soil is required to ensure the soils are disposed of appropriately.

The Preliminary Site Investigation has not identified any issues that cannot be appropriately managed under the Otago Regional Plan: Waste. Should any offsite disposal of soil be required from the site then a more detailed consideration of contaminant concentrations will be required via the NES for the Protection of Human health²⁵. This will ensure that soil is disposed of appropriately.

This plan change will complement any relevant provisions at the regional level by enhancing the opportunity to ensure sustainable development of the Lakeview site, enabling opportunities for increasing the density of development this site which is within the urban confines of Queenstown, and in close proximity to the Queenstown commercial centre. This will result in efficiencies in terms of containing urban development and activities, and efficiencies in the use of natural and physical resources.

7.5 IWI MANAGEMENT PLANS

Kai Tahu Ki Otago Resource Management Plan

The Kai Tahu Ki Otago Resource Management Plan (2005) (NRMP) is the principal planning document for KTKO (KTKO is used to describe the four Papatipu Runanga and associated whanau and ropu of the Otago Region). Chapter 5 of the NRMP identifies issues, objectives and policies for the Otago Region as a whole, and includes the following objectives:

- i. The rakātirataka and kaitiakitaka of Kāi Tahu ki Otago is recognised and supported.*

²⁵ The Council has responsibility for implementing the NES for Assessing and Managing Contaminants in Soil to Protect Human Health which will apply to any land disturbance activities on this site.

- ii. *Ki Uta Ki Tai management of natural resources is adopted within the Otago region.*
- iii. *The mana of Kāi Tahu ki Otago is upheld through the management of natural, physical and historic resources in the Otago Region.*
- iv. *Kāi Tahu ki Otago have effective participation in all resource management activities within the Otago Region.*
- v. *The respective roles and responsibilities of Manawhenua within the Otago Region are recognised and provided for through the other objectives and policies of the Plan.*

Chapter 10 sets out objectives and policies as they are relevant to the Clutha/Mata-au Catchment, in which Queenstown is contained. Given the plan change is within the confines of Queenstown's urban boundary and has servicing, the provisions are not directly relevant to the proposed plan change.

During pre-lodgement consultation, KTKO confirmed that they have no concerns with the proposed plan change.

Ngai Tahu Ki Murihiku Natural Resource and Environmental Iwi Management Plan (2008)

The Ngai Tahu Ki Murihiku Natural Resources and Environmental Iwi Management Plan (Murihiku Plan) was issued in 2008 and consolidates Ngai Tahuki Murihiku values, knowledge and perspectives on natural resources and environmental management issues. The Murihiku Plan identifies kaitiakitanga, environmental and social, economic, health and wellbeing outcomes that need to be recognised when considering the Plan Change. The proposed plan change will not offend any of the relevant objectives and policies.

Activities identified as potentially affecting Te Ao Marama include activities which impact upon:

- Mahinga kai and access to it
- Habitat (both flora and fauna)
- Mauri (life sustaining capacity of land)
- Riparian margins within 20 metres of a waterway or body of water
- Significant natural features (eg monuments, spiritual sites)
- Wahi tapu (sacred places such as burial or battle sites)
- Wahi taonga (special places such as village or pa sites)

Through pre-lodgement consultation Te Ao Marama have confirmed that they have no concerns with the proposed plan change.

7.6 QUEENSTOWN GROWTH MANAGEMENT STRATEGY

The Queenstown Lakes District Growth Management Strategy (2007) was prepared to help guide the Council and community in planning for the future growth and development of the District. Its main purposes are to:

- Guide Council's detailed planning for the urban settlements in the District.
- Provide a context for transportation planning and investment in infrastructure.
- Provide a context for land owners and developers, stating what type of growth is wanted and where.
- Help inform the community of likely changes to the District over the next 20 or so years and the steps Council will take to manage this growth.
- Alert other infrastructure providers to the location and scale of growth to assist with their planning (e.g. Transit, District Health Boards, central government agencies like Ministry of Education, Police).

The growth management principles set out in this Strategy include:

Principle 1: Growth is located in the right places

Implementation strategies relevant to the subject plan change seek that all settlements are compact with distinct urban edges and defined urban growth boundaries, and that growth is to be accommodated in the two urban centres (Queenstown/Frankton and Wanaka), as well as existing special zones outside of these centres.

Principle 2: The type and mix of growth meets current and future needs

Relevant parts of the strategy seek to implement this principle by ensuring all settlements have strong centres that are community hubs, with a clustering of retail, business, public transport, and community services. In both Queenstown and Wanaka, the opportunity for higher density residential areas (that cannot be dominated by visitor accommodation) close to main centres shall be provided. Land for future social and community facilities should be identified, as appropriate, in all settlements.

Strategy (2j) states that the Queenstown Central Business District (CBD) area is to be retained as a compact, low scale, walkable mixed use area, with preserved view shafts to the surrounding mountains and to the lake, and with no further expansion beyond the current zone boundaries.

Strategy (2l) seeks to restrain the spread of visitor accommodation in the higher density zone around the Queenstown Bay area so as to maintain a sense of community by preserving a sustainable balance between residents and visitors, with more visitor accommodation to be accommodated at Frankton and Jacks Point.

Strategy (2m) seeks to develop a strategy for the Queenstown CBD that aims to preserve its unique character, heritage and sense of community. This should also include the control of vehicles and parking. The strategy should aim to retain a sufficient number of public places, spaces, community facilities and business catering

to residents to ensure that residents make up a significant proportion of people on the street, enhancing the attractiveness of the town as a place to live and as a visitor destination.

For the most part, the proposed plan change is aligned with these strategies. However, the plan change is in part inconsistent with strategy (2j). It is noted however that since the preparation of this Growth Management Strategy seven years have passed. The recent report prepared by McDermott Miller Strategies Ltd has identified the significant risk to the District of retaining the current Queenstown Town Centre zone in its current form. There is a clear need to expand the Queenstown commercial centre in order to ensure Queenstown town centre remains the primary commercial centre in the District²⁶. Further, the plan change will extend the town centre in a way that fulfils strategy (2j) in that the town centre will continue to be compact, walkable, mixed use and views shafts preserved, and in fact enhanced from the Lakeview site.

It is expected that through the District Plan Review process the recommendations promulgated by McDermott Miller Strategies Ltd of urban intensification will be pursued.

Principle 3: Infrastructure is provided which is sustainable and supports high quality development in the right places

The local transport network should support the desired pattern of activities in the Queenstown and Wanaka areas through the following processes:

- high density areas located to support public transport and not located in areas difficult to serve with public transport
- transport routes managed to fit in with communities, with connected roading patterns in newly developing areas providing
- for increased transport choices, including walkability
- giving priority to public transport, walking and cycling over private cars and reducing car use to the main twin centres
- through controls on parking, and by not adding significant traffic capacity to the roading network

The Plan change will provide for the intensification of land use within the Queenstown town centre, and area which is supported by public transport, and will facilitate walkability and minimise the additional traffic movement on the roading network.

Principle 4: High quality development is demanded

The relevant strategy to achieve this principle suggests that the Council will continue to invest in well-designed public spaces and buildings, including open spaces, town squares and plazas that are safe, reflect local character, support good quality private development, and that help to create a unique identity to the district's settlements.

²⁶ McDermott Miller Strategies Ltd, Review of District Plan Business Zone Capacity, 15 November 2013, page 104.

Overall, the proposed plan change achieves a high level of consistency with the Growth Management Strategy for the District. Where the plan change departs from the strategy is in providing for the expansion of the Queenstown Town Centre zone. However, this expansion will retain the compact town centre and provides an expansion in an area that will retain the walkability, mixed use and views sought to be retained in the Queenstown town centre. As noted, the strategy to restrain the town centre to its current boundary has been identified as a risk to the viability of the Queenstown town centre in the future, and the expansion of this zone is considered necessary to maintain the Queenstown town centre as the primary commercial and tourist centre in the District. The departure from this aspect of the Growth Management Strategy is considered to be necessary and important for the future viability of Queenstown and for the growth of the tourism industry.

7.7 QUEENSTOWN TOWN CENTRE STRATEGY

The QLDC developed and adopted the Queenstown Town Centre Strategy in 2009 in response to rapid growth over the previous 15 years which had placed greater pressure on the Queenstown town centre than was anticipated, and as a result was identified by the community as having less relevance to the local people. Most relevant to the subject plan change application, the Queenstown Town Centre Strategy was therefore developed to provide direction for planning within the town centre, provide the community with clear expectations for the role and future development within the town centre.

It is notable that this strategy was development for the Queenstown town centre. The Queenstown town centre is not defined in the strategy as the Queenstown Town Centre zone, and the area covered by the strategy extends to the Queenstown Gardens to the south and the Queenstown Primary School to the north. The Strategy is not intended to reflect or direct the Queenstown Town Centre zone.

The vision for the town centre as set out in the Strategy states:

Queenstown town centre is the thriving entertainment, cultural, civic and commercial heart to New Zealand's premier tourist destination.

Key objectives relevant to the subject plan change to come out of this Strategy include:

- *Objective 3: To strengthen Queenstown's town centre as a prosperous commercial centre.*
- *Objective 4: The town centre retains the diverse range of economic, social and cultural activities that ensure it remains a vibrant environment, relate to both the local community and visitors.*
- *Objective 5: The town centre retains key civic and community functions that underpin its relevance to the local community.*
- *Objective 6: The town centre is recognised as a mixed use environment where a diverse range of activities can coexist through the management of potential*

areas of conflict by both generators of effects and the activities sensitive to them.

- *Objective 7: To create an urban environment that is a safe and attractive asset for the whole community.*
- *Objective 8: The town centre is easily accessible.*
- *Objective 10: The design of streets and the management of traffic in the town centre is prioritised toward pedestrians, creating more permeable and versatile spaces that balance vehicle and pedestrian movement, improvised amenity and social spaces.*

The proposed plan change addresses many of the issues and objectives set out in the Strategy. The plan change provides for the expansion of the town centre zone, as heralded in section 8.12 of the strategy. The plan change is consistent with the urban design matters including the objectives to improve streetscape (section 8.3) to provide for shared spaces (section 8.4), matters around access and improving the pedestrian links along Brecon Street (8.6). Finally, the Strategy identifies that expansion of the town centre may be required, this being identified as the key resource management issue identified as the need for the subject plan change.

8. CONCLUSION

This evaluation report is for a plan change to rezone the Lakeview site, the Isle Street blocks and the Beach Street site, which are currently zoned High Density Residential in the District Plan. The proposed zoning is Queenstown Town Centre, and for Lakeview the Lakeview sub-zone, for Isle Street, the Isle Street sub-zone. The current High Density Residential zoning is not the most appropriate zone for these sites and would unduly limit the efficient development of the subject land.

Furthermore, growth in the Queenstown town centre is constrained. Rezoning the subject land is necessary:

- To avoid the deterioration of tourist facilities in and around Queenstown Town Centre;
- To avoid a reduction in the range and quality of product offer in the Queenstown Town Centre to those visitors without vehicles, including reduced accessibility of shops, restaurants visitors on foot.
- To increase the range and quality of product of offer in the Queenstown Town Centre to assist growth.

The Lakeview site is a rare under-developed parcel of land in close proximity to the Queenstown commercial centre and close to other key tourist attractions, such as the Skyline Gondola. The section 32 evaluation has determined that the proposed zoning is appropriate and will enable the sustainable development of the site.

For Lakeview, it is proposed to insert a new objective, new policies and methods (including a new sub-zone, rules, a structure plan and one new definition) into the

District Plan. The purpose of this is to ensure that the Lakeview site is managed in accordance with the purpose of the RMA, which is to promote sustainable management of natural and physical resources²⁷.

Similarly, for the Isle Street block specific provisions are proposed to appropriately manage development at these sites under the proposed zoning, while providing opportunities for land use intensification and diversification in a manner that complements the current Queenstown Town Centre zone.

Technical assessments that have been undertaken with specific regard to the proposed plan change sites have not identified any significant adverse effects that are unable to be mitigated that are likely to arise from the implementation of the plan change. Within this report a number of positive effects that are anticipated to result from the implementation of the plan change have been identified.

An assessment of the proposed provisions under section 32 of the Act has determined that the proposed objective for the Lakeview site is the most appropriate to achieve the purpose of the Act, and that the benefits and costs of the environmental effects of the proposed policies, rules and other methods have been identified and properly assessed. It has also been determined that the proposed objective is broadly consistent with the existing objectives in the District Plan.

To assist in determining this plan change, the plan change has been drafted taking into consideration the policy statements, plans and other requirements imposed on territorial authorities when making a change to a district plan in accordance with the RMA.

Statutory consultation undertaken in the development of the plan change has been undertaken. No concerns have been identified during this statutory consultation. Through consultation with key stakeholders and neighbours to the plan change sites concerns about resource management issues and the extent of the plan change have been raised, alongside some support for the plan change. Where appropriate, the feedback from the consultation has assisted to inform this plan change.

Based on the assessments provided throughout this report, it is considered appropriate for the Council to proceed to public notification²⁸.

²⁷ Section 5, Resource Management Act 1991.

²⁸ Schedule 1, Part 1, Clause 5 of the Resource Management Act 1991.