

Urban Intensification Variation



FACTSHEET



WHAT IS PROPOSED?

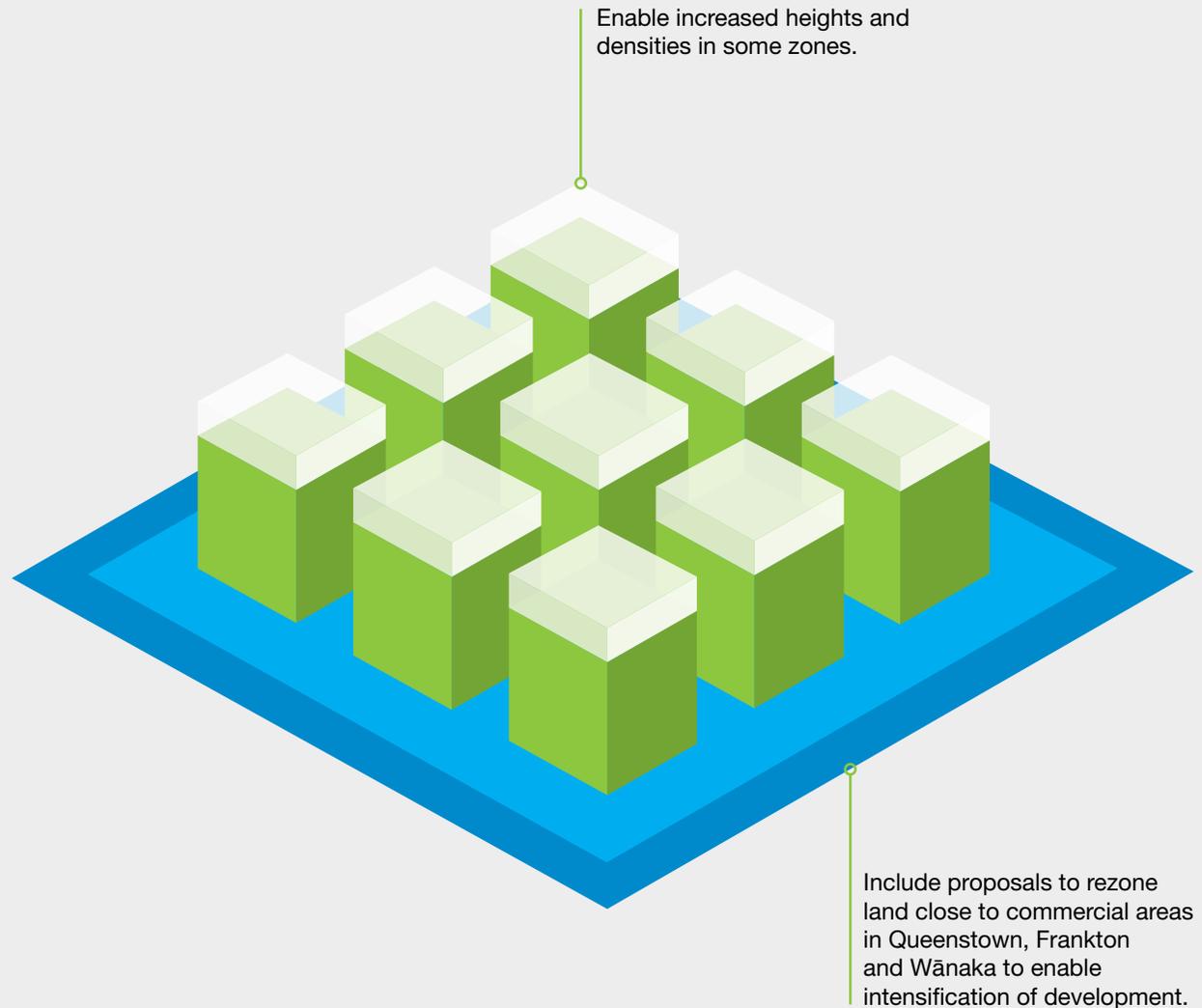
Queenstown Lakes District Council (QLDC) is proposing a variation to the Proposed District Plan (PDP) which would increase urban density in some areas of the Queenstown Lakes District.

The changes would:

- > enable increased heights and densities in some zones, and
- > include proposals to rezone land close to commercial areas in Queenstown, Frankton and Wānaka to enable intensification of development.

The proposed Variation also includes amendments to planning provisions to:

- > recognise the benefits of intensification, such as providing for a greater variety of housing near public services and infrastructure, reduce the need for greenfield expansion into sensitive landscapes and over land with productive potential, and creating a more compact urban form that will reduce the need to travel and may help lower emissions
- > ensure intensification areas are high quality, pleasant environments that people enjoy
- > to ensure intensification can be serviced through appropriate infrastructure.



Proposed changes to provisions

The table below provides a broad summary of the proposed changes to provisions but does not include existing bespoke rules to be maintained or the new bespoke rules proposed.

ZONE	CHANGES TO PROVISIONS
Lower Density Suburban Residential Zone (LDSRZ)	Simplify and increase height limit to be 8m in most locations for flat and sloping sites.
	Maintain existing maximum density (1 per 300m ²) but change to enable 'average area' rather than 'net area'.
	Amend minimum lot area from 450m ² to 300m ² and minimum lot dimensions from 15m x 15m to 12m x 15m.
Medium Density Residential Zone (MDRZ)	Increase height limit to 11m +1m (for pitched roofs) in most locations and relax and simplify recession plane standards.
	Remove maximum site density standard of 1 per 250m ² , but maintain minimum lot area of 250m ² .
	Amend minimum lot dimensions from 12m x 12m to 10m x 12m.
	New outdoor living space and outlook space standards.
High Density Residential Zone (HDRZ)	Increase height limit to 16.5m in most locations, to 12m in Wānaka and relax and simplify recession plane standards.
	Increase minimum lot size from 450m ² to 600m ² and minimum lot dimensions from 15m x 15m to 20m x 20m.
	Include new building height setback at upper floors and outlook space standards.
Queenstown Town Centre Zone (QTTCZ)	Five new height precincts with bespoke increased height limits (24m max) – see Precinct Map on p12-32 of Proposed Amendments to PDP Provisions for details.
	Include new setback and sunlight access standards where sites adjoin a residential zone.
	Include new building height setback at upper floors, outlook space and minimum ground floor height standards.
Wānaka Town Centre Zone (WTCZ)	Increase height limit to 16.5m outside Height Precinct 1.
	Relax and simplify setback and sunlight access standards for sites that adjoin a residential zone.
	Include new waste and recycling storage space, building height setback at upper floor, outlook space and minimum ground floor height standards.
Business Mixed Use Zone (BMUZ)	Increase discretionary building height from 12m to 16.5m at Queenstown and Frankton North and maximum height in Wānaka from 12m to 16.5m and in Frankton Marina from 15m to 16.5m.
	Relax and simplify setback and sunlight access standards for sites that adjoin a residential zone.
Local Shopping Centre Zone (LSCZ)	Changes in height and recession plane rules to reflect the neighbouring residential zone context.
	Relax and simplify setback and sunlight access standards for sites that adjoin a residential zone.

Please note: For more information on detailed proposed changes to the provisions, [click here](#).

WHY ARE WE DOING THIS?

The proposed Urban Intensification Variation gives effect to central government's National Policy Statement on Urban Development (NPS-UD). The NPS-UD sets national direction to ensure Aotearoa New Zealand has well-functioning urban environments that meet the diverse and changing needs of our communities and future generations.

The NPS-UD sets out objectives and policies that councils must give effect to. QLDC's proposed Urban Intensification Variation specifically gives effect to the intensification directive (Policy 5), but also the wider directives of the NPS-UD. Specific requirements that the District Plan needs to give effect to include:

- > District Plans are required to enable heights and density of urban form that are commensurate with the greater of:
 - o The level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or
 - o relative demand for housing and business use in that location.

- > District Plans need to provide for at least sufficient development capacity to meet expected demand. For housing it needs to be for both standalone dwellings and attached dwellings, and for business land it needs to be for different business sectors.

- > The rules and policies within the District Plan also have to be individually and cumulatively consistent with the development outcomes described in the objectives for each zone.

Please note: More information on the NPS-UD requirements can be found on the [Ministry for the Environment website](#).

QLDC's proposed Variation gives effect to these requirements which assist with achieving a compact urban form, with smaller unit sizes and attached housing typologies, so more people may benefit from living in locations with access to commercial activities and community services.

A compact urban form may contribute to a well-functioning urban environment by reducing the demand for greenfield development and its effects upon sensitive environments, landscape values and productive land supply as well as the inefficient expansion of infrastructure. A compact urban form may also reduce reliance on private vehicle use; maximise the use and viability of public transport, walking and cycling; and improve the efficient operation of public utilities which will reduce energy demand and limit greenhouse gas emissions. In locations that aren't currently served by public transport, a compact urban form may make the future provision of public transport more viable.

The proposed Variation also marks the implementation of Outcome 1 of the Queenstown Lakes Spatial Plan for consolidated growth and more housing choice, making sure future growth happens in the right areas and is serviced by the right public infrastructure.

WHAT LAND DOES THE VARIATION APPLY TO?

The proposed Variation applies to existing urban areas within QLDC's PDP. Changes to planning maps are proposed to enable intensification of development in areas close to commercial areas in **Queenstown, Frankton and Wānaka**. The planning provisions proposed to be amended are within the following chapters of the PDP:

- > Chapter 2 Definitions

- > Chapter 4 Urban Development

- > Chapter 7 Lower Density Suburban Residential Zone

- > Chapter 8 Medium Density Residential Zone

- > Chapter 9 High Density Residential Zone

- > Chapter 12 Queenstown Town Centre Zone

- > Chapter 13 Wānaka Town Centre Zone

- > Chapter 15 Local Shopping Centre Zone

- > Chapter 16 Business Mixed Use Zone

- > Chapter 27 Subdivision and Development.

Please note: For a summary of the changes to the provisions, [click here](#).

HOW DO I MAKE A SUBMISSION ON THIS VARIATION?

Submissions on the proposed Urban Intensification Variation open on Thursday 24 August 2023 and can be made on QLDC's website at: www.qldc.govt.nz/Urban-Intensification

Submissions can also be made by:



POST

Queenstown Lakes District Council, Private Bag, 50072, Queenstown 9348.

Attention: Proposed District Plan Submission – Urban Intensification Variation



EMAIL

pdpsubmission@qldc.govt.nz

Subject line: Proposed District Plan Submission – Urban Intensification Variation

Full details, including how to make a submission, a glossary of terms, and other resources are also available online.

SUBMISSIONS CLOSE:

Thursday 21 September 2023.

WANT TO KNOW MORE?

If you have questions about any of the proposed changes, a duty policy planner will be available either by phone or in person by appointment, every workday until submissions close.

PHONE

03 441 0499 (Queenstown)

03 443 0024 (Wānaka)

EMAIL

pdpsubmission@qldc.govt.nz