

RECOMMENDATIONS:

- **Zone extend - scenario 1:** Zone extend is as per the recommended mapping changes (option 1).
- **Zone extend – scenario 2:** Zone extend is as per the recommended mapping changes (option 2)– this includes more MDR along accessibility “corridors”.
- **Zone extend – scenario 3:** Zone extend is as per the recommended mapping changes (option 1) in method statement document – but include MDR over all other MDR/LDSR zones as option 3

- **Urban Design/planning – recommendation 1:** Increase heights and HIRB provisions in the Town Centres (excluding Arrowtown TC), BMU, LSC, and HDR zones only & densities in the ARHM – in line with recommendation 3.
- **Urban Design/planning – recommendation 2:** Increase heights, densities (in some zones) and HIRB provisions in the Town Centres (excluding Arrowtown TC), BMU, LSC, ARHM, HDR and MDR only – in line with recommendation 3.
- **Urban Design/planning – recommendation 3 (FULL):** Increase heights and HIRB provisions in the Town Centres (excluding Arrowtown TC), BMU, LSC and increase heights and densities in all the Urban Residential Zones (HDR, MDR, LDSR, ARHM) (potentially the last 4 listed as well).

SECTION 32 OPTIONS:

EXCLUDING LDSR INTENSIFICATION OPTIONS:

NODES

NODES & CORRIDORS

Option 1: Strengthen nodes and make their provisions more enabling but keep LDSR as is.

Option 2: Strengthen nodes & corridors and make their provisions more enabling but keep LDSR as is.

- Update provisions in all relevant chapters to clarify the infill/intensification intent and to be more enabling and less preserving status quo.
- **Zone extend change to scenario 1:**
 - Keep Town centre and business zone extends the same
 - Change LSCZ in Frankton to BMU
 - Extend/up Zone to HDR & MDR around QT and Frankton
 - Up zone HDR in Wanaka and Three Parks to amended MDR
 - Up zone HDR in Arthurs Point to amended MDR
 - **Downzone** MDR in Arthurs Pont, Top of QT hill, near Frankton Marina, and North Wanaka to LDSR (Downzone because the LDSR zone will stay as is)
 - Up zone/increase MDR zone extend around accessible nodes.
- **Provisions: Increase height and density– UD recommendations 2:**
 - Increase heights and HIRB provisions in the Town Centres (Excluding Arrowtown TC), LSC and BMU zone
 - Increase heights and densities in the ARHM, MDR and HDR
 - Keep the LDSRZ heights and densities as is but make them clearer around infill/intensification rules.

- Update provisions in all relevant chapters to clarify the infill/intensification intent and to be more enabling and less preserving status quo.
- **Zone extend change to scenario 2:**
 - Keep Town centre and business zone extends the same
 - Change LSCZ in Frankton to BMU
 - Extend/up Zone to HDR & MDR around QT and Frankton
 - Up zone HDR in Wanaka and Three Parks to amended MDR
 - Up zone HDR in Arthurs Point to amended MDR
 - **Downzone** MDR in Arthurs Pont, Top of QT hill, near Frankton Marina, and North Wanaka to LDSR (Downzone because the LDSR zone will stay as is)
 - Up zone/increase MDR zone extend around accessible nodes **and corridors.**
- **Provisions: Increase height and density– UD recommendations 2:**
 - Increase heights and HIRB provisions in the Town Centres (Excluding Arrowtown TC), LSC and BMU zone
 - Increase heights and densities in the ARHM, MDR and HDR
 - Keep the LDSRZ heights and densities as is but make them clearer around infill/intensification rules.

INCLUDING LDSR INTENSIFICATION OPTIONS:

NODES

NODES & CORRIDORS

Option 3: Strengthen nodes and make their provisions more enabling + LDSR intensification

Option 4: Strengthen nodes & corridors and make their provisions more enabling + LDSR intensification

- Update provisions in all relevant chapters to clarify the infill/intensification intent and to be more enabling and less preserving status quo.
- **Zone extend change to scenario 1:**
 - Keep Town centre and business zone extends the same
 - Change LSCZ in Frankton to BMU
 - Extend/up Zone to the HDR & MDR around QT and Frankton.
 - Up zone HDR in Wanaka and Three Parks to amended MDR
 - Up zone HDR in Arthurs Point to amended MDR
 - **Up zone** MDR in Arthurs Pont, Top of QT hill, near Frankton Marina, and North Wanaka to LDSR (Up zone because the LDSR zone will now intensify as well)
 - Up zone/increase MDR zone extend around accessible nodes.
- **Provisions: Increase height and density in all zones – UD recommendations 3:**
 - Increase heights and HIRB provisions in the Town Centres (Excluding Arrowtown TC), LSC and BMU zone
 - Increase heights and densities in all the Urban Residential Zones

- Update provisions in all relevant chapters to clarify the infill/intensification intent and to be more enabling and less preserving status quo.
- **Zone extend change to scenario 2:**
 - Keep Town centre and business zone extends the same
 - Change LSCZ in Frankton to BMU
 - Extend/up Zone to HDR & MDR around QT and Frankton.
 - Up zone HDR in Wanaka and Three Parks to amended MDR
 - Up zone HDR in Arthurs Point to amended MDR
 - **Up zone** MDR in Arthurs Pont, Top of QT hill, near Frankton Marina, and North Wanaka to LDSR (Up zone because the LDSR zone will now intensify as well)
 - Up zone/increase MDR zone extend around accessible nodes **and corridors.**
- **Provisions: Increase height and density in all zones – UD recommendations 3:**
 - Increase heights and HIRB provisions in the Town Centres (Excluding Arrowtown TC), LSC and BMU zone
 - Increase heights and densities in all the Urban Residential Zones

INCLUDING MDRS (RMA) or MDR (RECOMMENDED)

Option 5: Strengthen nodes and make their provisions more enabling + MDRS (RMA)

Option 6: Strengthen nodes and make their provisions more enabling + MDRS (Recommended- UD recommendation 3)

- Update provisions in all the relevant chapters to clarify the infill/intensification intent and to be more enabling and less preserving status quo
- **Zone extend change to scenario 3:**
 - Keep Town centre and business zone extend the same
 - Change LSCZ in Frankton to BMU
 - Extend/up Zone to HDR around QT and Frankton.
 - Up zone HDR in Wanaka and Three Parks to MDR (RMA)
 - Up zone HDR in Arthurs Point to amended MDR (RMA)
 - Zone all existing LDSR and MDR to MDR (RMA)
- **Provisions: Increase height and density– UD recommendations 1:**
 - Increase heights and HIRB provisions in the Town Centres (Excluding Arrowtown TC), LSC, BMU, and HDR zone. Increase densities in the ARHM zone.
 - Adopt MDR (RMA) provisions.

- Update provisions in all the relevant chapters to clarify the infill/intensification intent and to be more enabling and less preserving status quo
- **Zone extend change to scenario 3:**
 - Keep Town centre and business zone extend the same
 - Change LSCZ in Frankton to BMU
 - Extend/up zone to HDR around QT and Frankton.
 - Up zone HDR in Wanaka and Three Parks to MDR (Recommended)
 - Up zone HDR in Arthurs Point to amended MDR (Recommended)
 - Zone all existing LDSR and MDR to MDR (Recommended)
- **Provisions: Increase height and density– UD recommendations 1:**
 - Increase heights and HIRB provisions in the Town Centres (Excluding Arrowtown TC), LSC, BMU, and HDR zone. Increase densities in the ARHM zone.
 - Adopt MDR (Urban Design Recommended) provisions.

RECOMMENDED PROVISIONS – RECOMMENDATION 3 (FULL)

	Low Density Residential	Medium Density Residential	High Density Residential	Arrowtown RHMZ
Density	<ul style="list-style-type: none"> 1 in 300m² <u>average</u> density across any development site; 	<ul style="list-style-type: none"> 1 in 150m² <u>average</u> density across any development site. 	<ul style="list-style-type: none"> No minimum density/ controlled by other bulk and location standards 	<ul style="list-style-type: none"> 650m² as existing, but could write a bespoke rule to allow: <ul style="list-style-type: none"> enabling duplex style (two dwellings sharing a common wall) developments or the partitioning of existing dwellings into two-units through a rule similar to the CRD rule in the LDSR, with a density of 1 in 500m². This will include the possibility to convert a residential flat into a second unit, provided it complies with the 1 in 500m² density.
Minimum lot area	<ul style="list-style-type: none"> 300m² (Exception rules 27.7.30 - 31 remains - Does not apply where land use and subdivision are submitted concurrently) Within the Queenstown Airport Air Noise Boundary and Outer Control Boundary: 600m² 	<ul style="list-style-type: none"> Keep existing 250m² (Exception rules 27.7.30 - 31 remains - Does not apply where land use and subdivision are submitted concurrently) 	<ul style="list-style-type: none"> Make 600m² (Exception rules 27.7.30 - 31 remains - Does not apply where land use and subdivision are submitted concurrently) & at Frankton North: No minimum 	<ul style="list-style-type: none"> Keep existing 800m², but bring in exception if land use of 1 in 500m² approved.
Minimum lot dimensions	<ul style="list-style-type: none"> Amend to: 12m x 15m 	<ul style="list-style-type: none"> Amend to: 10m x 12m 	<ul style="list-style-type: none"> Keep existing: 20m x 20m 	<ul style="list-style-type: none"> Keep existing: 15m x 15m
Heigh	<ul style="list-style-type: none"> 8m on both flat and sloping sites Keep bespoke heights in Kawarau Heights and Lake Avenue Height Restriction Area (mediated outcomes/landscape protection). Insert bespoke rules from Arthurs point rezoning recommendation. 	<ul style="list-style-type: none"> 12m (11m +1m) on both flat and sloping sites (includes provision for up to additional 1m to enable pitched roof forms). If option 1: Up zone land below SH6 Frankton road from HDR to amended MDR – transfer bespoke height rule/no buildings above road level. Transfer 10m/7m bespoke height rule from HRD chapter – applies to Kawarau Falls Bridge area. 	<ul style="list-style-type: none"> 16.5m on both flat and sloping sites Frankton North: <ul style="list-style-type: none"> up to 16.5m is permitted 16.5m – 20m is RD Above 20m is NC or D If option 2: Keep land below SH6 Frankton road HDR - keep bespoke height rule/no buildings above road level. Remove Kawarau Falls Bridge bespoke rules 	<ul style="list-style-type: none"> Keep as is
Recession planes	<ul style="list-style-type: none"> Keep existing recession planes but apply them to both flat and sloping sites. 	<ul style="list-style-type: none"> Recession plane for flat and sloping sites: <ul style="list-style-type: none"> None at road boundary Southern boundary: 4m+35° All other boundaries: 4m+60° Include exemption for gables. 	<ul style="list-style-type: none"> Recession plane for flat and sloping sites: <ul style="list-style-type: none"> None at road boundary Southern boundary: 8m+ 45° All other boundaries 8m+60° Include exemption for gables 	<ul style="list-style-type: none"> Keep as is

		<ul style="list-style-type: none"> Recession planes do not apply to site boundaries adjoining a town centre zone, fronting the road, or a park or reserve. 	<ul style="list-style-type: none"> Recession planes do not apply to site boundaries adjoining a town centre zone, <u>Business or Commercial Zone</u>, fronting the road, or a park or reserve. 	
Boundary Setbacks	<ul style="list-style-type: none"> Keep as is 	<ul style="list-style-type: none"> Keep as is for modelling (can resolve State highway setback later) 	<ul style="list-style-type: none"> Change from 2m to <u>1.5m</u> (keep 4.5 and 0 for Frankton North) for modelling (can resolve State highway setback later) 	<ul style="list-style-type: none"> Keep as is
Building setback at upper floors	<ul style="list-style-type: none"> N.A 	<ul style="list-style-type: none"> N.A 	<ul style="list-style-type: none"> 2m setback above 10m/ 3-storeys from the corresponding yard setback. Example: <div data-bbox="1745 506 2184 831" data-label="Image"> </div> Potential exemption for Frankton North 	<ul style="list-style-type: none"> N.A
Outdoor living	<ul style="list-style-type: none"> N.A 	<ul style="list-style-type: none"> Outdoor Living Space - Residential Unit at ground floor: Must have outdoor living space: <ul style="list-style-type: none"> Minimum 20m² area: where located at ground level has no dimension less than 3m and where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres. May be grouped cumulatively in 1 communally accessible location or located directly adjacent to the unit. Outdoor Living Space Residential Unit above ground floor: Must have outdoor living space: <ul style="list-style-type: none"> Minimum 8m² area with a minimum dimension of 1.8m. May be grouped cumulatively in 1 communally accessible location or located directly adjacent to the unit. 	<ul style="list-style-type: none"> N.A 	<ul style="list-style-type: none"> N.A
Outlook space	<ul style="list-style-type: none"> N.A 	<ul style="list-style-type: none"> Outlook Space: Principal living room outlook 4m depth x 4m width. All other habitable rooms – outlook 1m depth x 1m width. 	<ul style="list-style-type: none"> Outlook Space: Principal living room outlook 4m depth x 4m width. All other habitable rooms – outlook 1m depth x 1m width. 	<ul style="list-style-type: none"> N.A

Building coverage	<ul style="list-style-type: none"> Keep as is 	<ul style="list-style-type: none"> Keep as is 	<ul style="list-style-type: none"> Keep as is 	<ul style="list-style-type: none"> Keep as is
Permeable Surface coverage	<ul style="list-style-type: none"> Keep as is 	<ul style="list-style-type: none"> Keep as is 	<ul style="list-style-type: none"> Keep as is 	<ul style="list-style-type: none"> N.A
Building length	<ul style="list-style-type: none"> Keep as is 	<ul style="list-style-type: none"> Keep as is 	<ul style="list-style-type: none"> Keep as is 	<ul style="list-style-type: none"> N.A
Bespoke rules	<ul style="list-style-type: none"> Keep existing bespoke rules as is 	<ul style="list-style-type: none"> Keep existing bespoke rules as is 	<ul style="list-style-type: none"> Keep bespoke provisions if not rezoned: 	<ul style="list-style-type: none"> N.A
Consequential zone changes	<ul style="list-style-type: none"> Arthurs Point - Up zone existing MDR to amended LDSR (Keep VA subzone & bespoke height restrictions) Queenstown hill – Up zone existing MDR to amended LDSR (Keep VA subzones) Wanaka North - Up zone existing MDR to amended LDSR (Keep VA subzones) 	<ul style="list-style-type: none"> Arthurs Point - Up zone existing HDR to amended MDR (keep VA the same & keep bespoke height controls and transfer rule 9.4.1 to MDR chapter) Wanaka – Up zone existing HDR in Wanaka and Three Parks to amended MDR Option 1 - QT - Up zone existing HDR on Frankton road and at Kawarau Falls to amended MDR. – consider also keeping bespoke provisions Option 2 -QT - Up zone existing HDR at Kawarau Falls to amended MDR. – consider also keeping bespoke provisions 	<ul style="list-style-type: none"> Same as MDR to the left 	<ul style="list-style-type: none"> N.A
	Queenstown Town Centre	Wanaka Town Centre	Business Mixed Use	Local Shopping Centre .
Density	<ul style="list-style-type: none"> N.A 	<ul style="list-style-type: none"> N.A 	<ul style="list-style-type: none"> N.A 	<ul style="list-style-type: none"> N.A
Minimum lot area	<ul style="list-style-type: none"> N.A 	<ul style="list-style-type: none"> N.A 	<ul style="list-style-type: none"> Keep existing 200m² 	<ul style="list-style-type: none"> N.A
Minimum lot dimensions	<ul style="list-style-type: none"> N.A 	<ul style="list-style-type: none"> N.A 	<ul style="list-style-type: none"> N.A 	<ul style="list-style-type: none"> N.A
Heigh	<p>As per Figure 1 -Maximum height limit of:</p> <ul style="list-style-type: none"> 8m in Height Precinct 1. 12m in Height Precinct 2. 20m in Height Precinct 3. 24m in Height Precinct 4. 16m in Height Precinct 5. <p>Building height setback at upper floors</p> <ul style="list-style-type: none"> Within Precinct 2, a 4m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 8m from the ground level. 	<ul style="list-style-type: none"> A height limit of up to 16.5m Building height setback at upper floors <ul style="list-style-type: none"> A 4m minimum building setback from all street boundaries and boundaries that adjoin a park or reserve shall apply to the area of buildings that exceed a height of 12m from the ground level. 	<ul style="list-style-type: none"> Maximum building height shall be: <ul style="list-style-type: none"> Queenstown - 20m Wānaka – 12 16.5m Frankton Marina – 15 16.5m Frankton North – 20m Any fourth storey (excluding basements) and above shall be set back a minimum of 3m from the building frontage. Activity status changed from NC to RD so that the above heights are permitted, but RD if breached. 	<ul style="list-style-type: none"> Maximum building height shall be: <ul style="list-style-type: none"> 14m - in Fernhill & Kelvin heights 10m - in Sunshine bay, Arrowtown, Wanaka (Cardrona Valley Road), Albert Town and Hawea

	<ul style="list-style-type: none"> ○ Within Precincts 3 and 4, a 6m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 12m from the ground level. <p><i>For the purpose of this rule, refer to the Height Precinct Map (Figure 2 at the end of this Chapter).</i></p>			
Recession planes	<ul style="list-style-type: none"> • Where the site adjoins a residential zone, a Recession plane for flat and sloping sites applies: <ul style="list-style-type: none"> ○ 8m + 60° 	<ul style="list-style-type: none"> • Where the site adjoins a residential zone, a Recession plane for flat and sloping sites applies: <ul style="list-style-type: none"> ○ 8m + 60° 	<ul style="list-style-type: none"> • Where the site adjoins a residential zone, the following Recession plane for flat and sloping sites applies: <ul style="list-style-type: none"> ○ Where adjoining the MDRZ or HDRZ: 8m + 60° ○ Where adjoining the LDSRZ: 4m + 60° • No recession plane applies where sites adjoin other commercial zones or from a road/ open space boundary. • Keep rest of the bespoke rules here. 	<p>Recession plane for flat and sloping sites:</p> <ul style="list-style-type: none"> ○ At Fernhill & Kelvin heights: <ul style="list-style-type: none"> ▪ None at road boundary/open space/other commercial zones. ▪ All other boundaries: 4m+60° ○ At Sunshine bay, Arrowtown, Wanaka (Cardrona Valley Road), Albert Town and Hawea : <ul style="list-style-type: none"> ▪ None at road boundary/ open space/ other commercial zones. ▪ All other boundaries: 2.5m and 55 degrees. <p>Emptions: a. gable end roofs may penetrate the building recession plane by no more than one third of the gable height;</p>
Minimum Ground Floor Heights	<ul style="list-style-type: none"> • Minimum ground floor/level height of 4.0m 	<ul style="list-style-type: none"> • Minimum ground floor/level height of 4.0m 	<ul style="list-style-type: none"> • N.A 	<ul style="list-style-type: none"> • N.A
Boundary Setbacks	<ul style="list-style-type: none"> • N.A 	<ul style="list-style-type: none"> • N.A 	<ul style="list-style-type: none"> • Keep as is 	<ul style="list-style-type: none"> • Keep as is (3m where it adjoins a Residential zone, • Settlement Zone or public open space)
Building setback at upper floors	<ul style="list-style-type: none"> • N.A – see recession plane setback rule above 	<ul style="list-style-type: none"> • N.A – see recession plane setback rule above 	<ul style="list-style-type: none"> • N.A 	<ul style="list-style-type: none"> • N.A
Outdoor living	<ul style="list-style-type: none"> • N.A 	<ul style="list-style-type: none"> • N.A 	<ul style="list-style-type: none"> • N.A 	<ul style="list-style-type: none"> • N.A
Outlook space	<ul style="list-style-type: none"> • Outlook Space: Principal indoor living room outlook 6m depth x 4m width. All other habitable bedrooms – outlook 1m depth x 1m width. This outlook space must be accommodated within the parent site (but can extend over streets/ open spaces). 	<ul style="list-style-type: none"> • Outlook Space: Principal indoor living room outlook 6m depth x 4m width. All other habitable bedrooms – outlook 1m depth x 1m width. This outlook space must be accommodated within the parent site (but can extend over streets/ open spaces). 	<ul style="list-style-type: none"> • N.A 	<ul style="list-style-type: none"> • N.A
Building coverage	<ul style="list-style-type: none"> • N.A 	<ul style="list-style-type: none"> • N.A 	<ul style="list-style-type: none"> • Keep as is 	<ul style="list-style-type: none"> • Keep as is

Permeable Surface coverage	• N.A	• N.A	• N.A	• N.A
Building length	• N.A	• N.A	• N.A	• N.A
Bespoke rules	• N.A	• N.A	• Keep bespoke rules	• Keep bespoke rules
Consequential zone changes	• N.A	• N.A	• Rezone LSC at Frankton to BMU	• Rezone LSC at Frankton to BMU

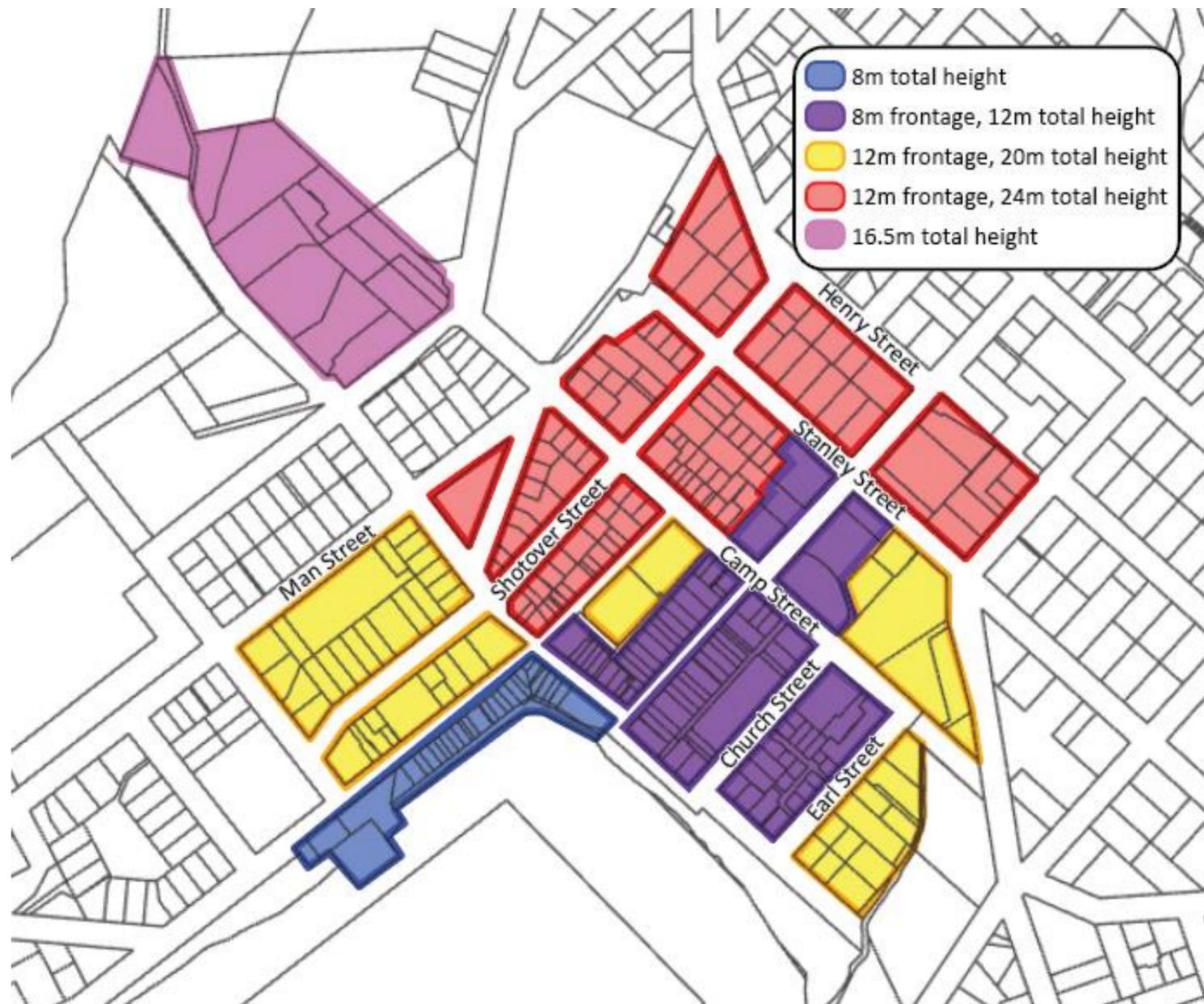
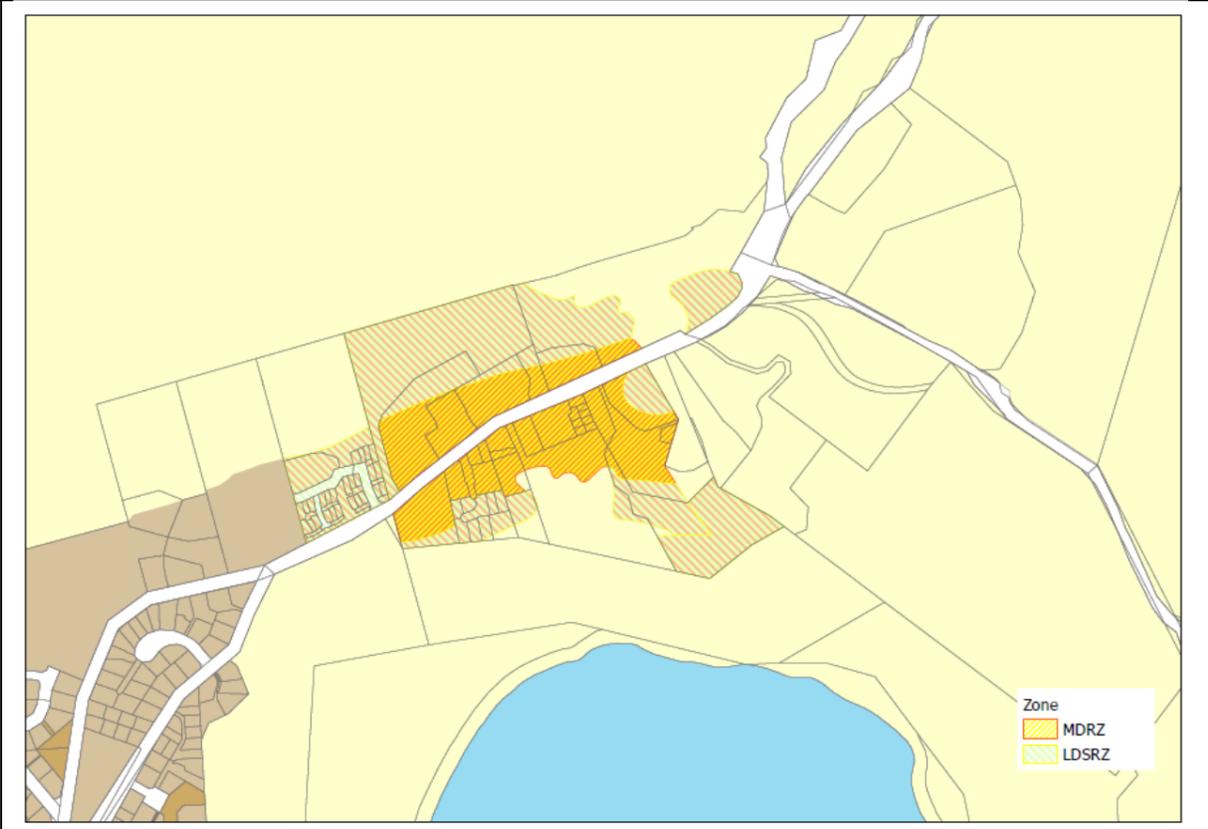
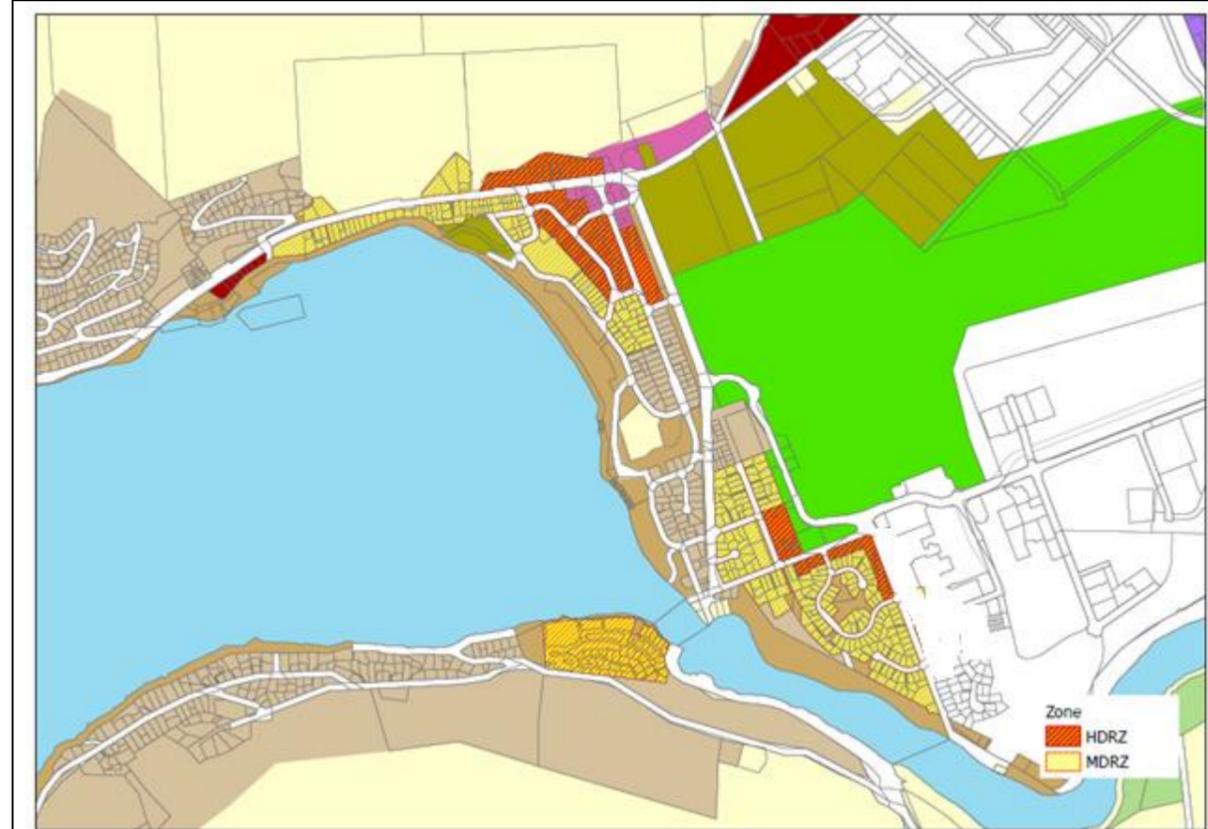
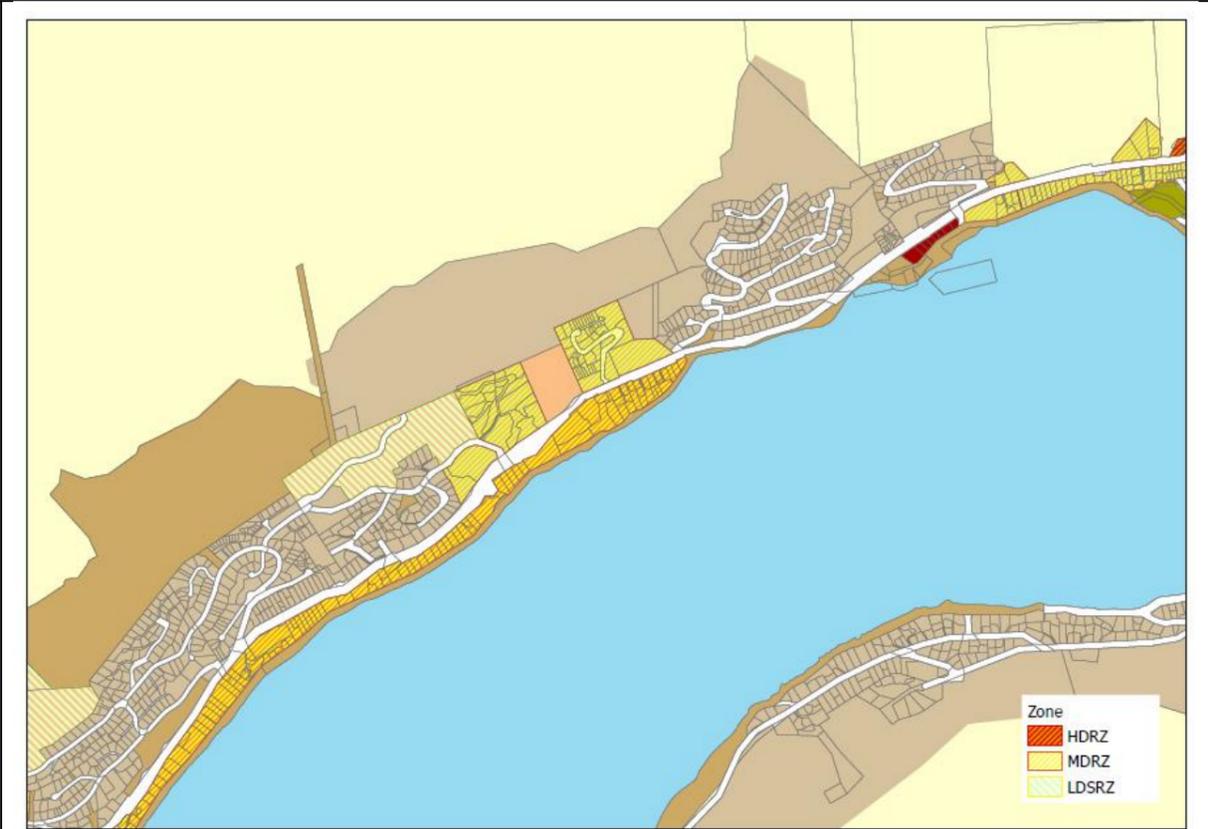
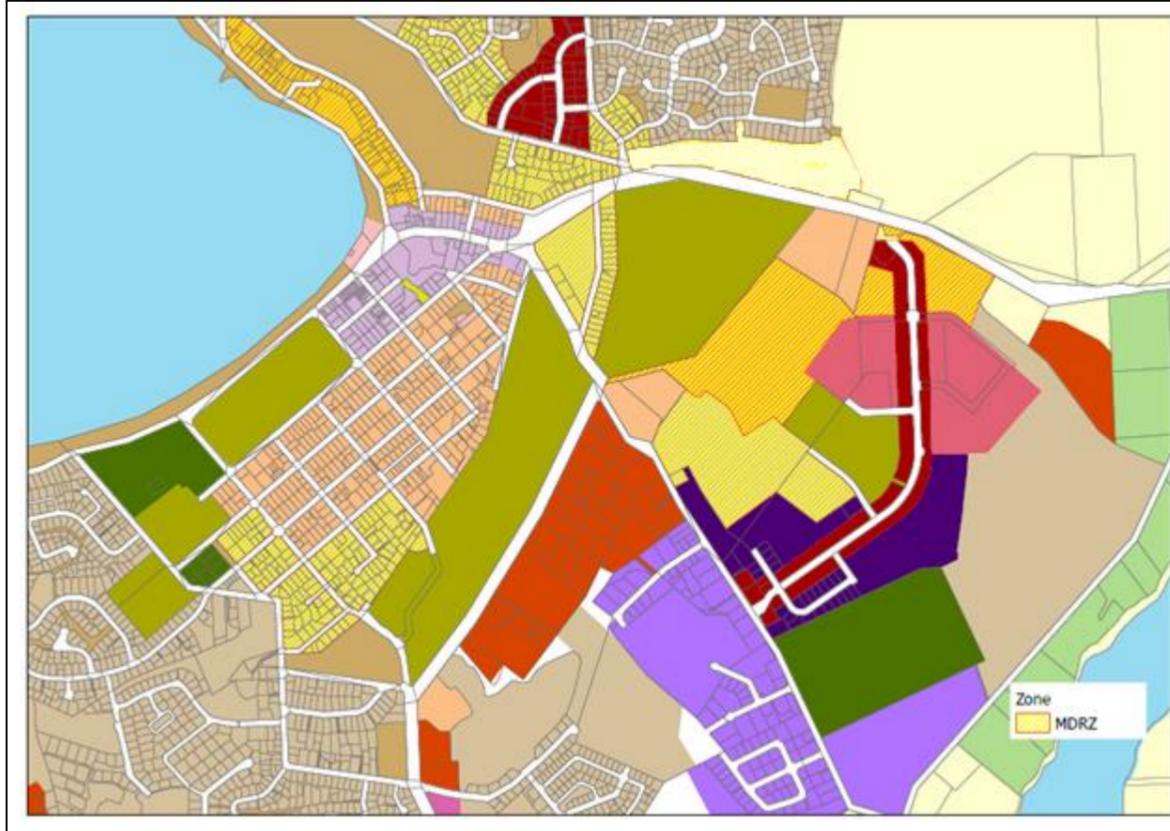


Figure 1: Queenstown Town Centre: Recommended building height strategy.

Zone extend - scenario 1 (Option1):





Zone extend - scenario 2 (Option 2):

