

Attachment A - Summary of changes to the PDP provisions

The proposal includes changes to the existing provisions within the PDP to implement the requirements of the NPS-UD. The proposed changes are detailed in Appendix C and are summarised below:

PDP Chapter 2 – Definitions

Two new definitions are proposed to support the other proposed changes:

Provision proposed:
Inclusion of a new definition of 'habitable room'.
Inclusion of a new definition for 'outlook space'.

PDP Chapter 4 – Urban Development

The changes proposed to Chapter 4 are limited to:

Provision proposed:
Minor change to the purpose of the chapter as high-growth urban areas are no longer defined in the new NPS-UD and it now requires that local authorities provide at least sufficient development capacity.
Change to NPS-UD reference.

PDP Chapter 7 - Lower Density Suburban Residential Zone

The proposed changes to the LDSRZ include:

Provision proposed:
Changes to the zone purpose statement.
Delete policy 7.2.3.2 – height restriction
Amend policy 7.2.6.2 – allow for consideration of infrastructure upgrades
Amendments to Section 7.3.2 relating to interpretation and application of rules and standards, specifically section 7.3.2.4 – to enable average densities.

Include a new permitted activity (7.4.4) – one residential unit on an existing site that is less than 450m ² .
Maintenance of the existing maximum densities however propose to amend the 300m ² minimum area to relate to ‘average area’ rather than ‘net area’.
Amendments to matters of discretion relating to the construction of residential units where the density of development exceeds 450m ² net area but not 300m ² average area.
Change to permitted building height limits to have the same 8m limit for sloping and flat sites across the zone with maintenance of one area where specific height limits apply.
Removal of the Lake Avenue Height Restriction Area (7.5.2.2).
Application of recession planes to development on all (flat and sloping) sites and amendment to the exemptions and change of activity status of a breach of the standard from non-complying to restricted discretionary, with inclusion of matters of discretion.
Transfer the Wānaka Substation Building Restriction Area from the LDSRZ to the MDRZ.
Reference update to Rule 7.6.1.1 to reflect change in rule numbering.
Reference updates to update document reference only.

PDP Chapter 8 – Medium Density Residential Zone

The proposed changes to the MDRZ include:

<i>Provision proposed:</i>
Changes to the zone purpose statement – to enable more typologies in increase heights.
Amendment to Objective 8.2.3 – to clarify that the character will be continually changing.
Amendment to Objective 8.2.5 – to consider mode shift benefits on roading infrastructure.
Amend policy 8.2.1.4 – to account for increased heights and low-rise apartments.
Delete policy 8.2.3.1 and 8.2.3.2 and replace with 2 new policies – to account for provision changes and direct assessments.
Add new policy 8.2.5.2 and update numbering – mode shift.
Amend policy 8.2.5.2, now policy 8.2.5.3 – to enable consideration of future upgrades.

Amendment to Section 8.3.2 relating to interpretation and application of rules and standards, specifically deletion of 8.3.2.5. – to account for density rule changes.

Add matter of discretion for residential units: Amenity values for occupants.

Amend matter of discretion for residential units: include providing a range of unit sizes and typologies.

Amend matter of discretion for residential units: Amenity values of neighbouring sites.

Add matters of discretion for residential units: Infrastructure and stormwater

Add matter of discretion for residential units: waste and recycling storage space

Use of a uniform maximum building height of 11m + 1m for a pitched roofs across the zone but retention of the site specific height control relating to Arthurs Point and new site specific heights of areas adjoining the ONL in Arthurs Point and Queenstown Hill.

Changes to matters of discretion for building coverage – amenity, delete views and add privacy.

Changes to matters of discretion for building coverage - stormwater

Removal of the minimum net site area for density of development (the existing minimum lot area remains in Chapter 27 for creation of vacant lots).

Application of the recession plane requirement across both sloping and flat sites, updating exceptions and relaxation of recession plane heights and angles.

Introduction of minimum outdoor living space requirements with a restricted discretionary activity status.

Introduction of minimum outlook space requirements with a restricted discretionary activity status.

Change to waste and recycling area for developments of three units or less.

Transfer of the Wānaka Substation Building Restriction Area from the LDSRZ to the MDRZ and delete advice note.

Reference updates to the updated document reference only.

PDP Chapter 9 - High Density Residential Zone

The proposed changes to the HDRZ include:

Provision proposed:

One change to the zone purpose – to enable apartments, not just low-rise apartments
Update and amendment of policy 9.2.2.1
Update policy 9.2.3.1 and delete policy 9.2.3.2
Update policy 9.2.6.3 and 9.2.6.5
Add matters of discretion for residential units to help assess proposals for intensification and ensure adequate amenity and delete consequential duplications
Amend matters of discretion to delete reference to sunlight access
Amend matter of discretion for residential units: include providing a range of unit sizes and typologies.
Add matters of discretion for residential units: Infrastructure and stormwater
Add matter of discretion for residential units: waste and recycling storage space
Increase building heights and change the matters of discretion for exceedances of the restricted discretionary building height.
Removal of the differentiation in permitted maximum building height between sloping and flat sites.
Application of the recession plane requirement across both sloping and flat sites and relaxation of recession plane heights and angles. Changes to exclusions.
Reduction of the minimum internal boundary setback requirement to 1.5m.
New building height setback requirement for buildings exceeding 10m in height for upper floors to be setback an additional 2m.
Introduction of minimum outlook space requirements with restricted discretionary activity status.
Amendment to rule 9.6.1.2 to include public notification exemption for building height setback at upper floors breaches.
Reference updates to updated document reference only.

PDP Chapter 12 - Queenstown Town Centre Zone

The proposed changes to the QTC zone include:

Provision proposed:

Change to the zone purpose to update a document reference only.

Update policy 12.2.2.3 – to clarify all listed matters are to be considered including amendments

Delete policy 12.2.2.4 – as no longer relevant as don't have discretionary building heights

Update policy 12.2.3.3 - ensuring appropriate level of amenity for occupants

Add new policy 12.2.3.7 – ensure continued flexibility of use

Update policy 12.2.4.2 – to ensure waste storage/loading does not compromise pedestrian experience

Inclusion of the adequate provision and screening of loading and servicing areas, including waste and recycling storage and collection space as a matter of discretion for buildings.

Introduction of a building height setback requirement in Precinct 2 for upper floor of buildings above 8m in height to be setback an additional 4m.

Introduction of a building height setback requirement in Precinct 3 and 4 for upper floor of buildings above 12m in height to be setback an additional 6m.

Change and simplification to the maximum permitted building height requirements for buildings in the Queenstown Town Centre zone as shown in figure 1 below.

Removal of bespoke height and recession lines rules as well as the viewshaft height requirements within existing Height Precinct 7.

Retention of the height rule that applies to wharf or jetties.

Inclusion of a minimum ground floor height standard of 4m at ground level with a restricted discretionary activity status.

Addition of a sunlight admission standard for QTC zoned properties that adjoin residential zones with a restricted discretionary activity status.

Introduction of minimum outlook space requirements with a restricted discretionary activity status.

Amendment to rule 12.6.3.1 to remove public notification for discretionary building height breaches in Height Precinct 1 and 1A and include exemption for setback and sunlight access breaches.

Reference updates to updated document reference only.

Update figure 2: Queenstown Town Centre Height precinct map:



PDP Chapter 13 - Wānaka Town Centre Zone

The proposed changes to the WTC zone include:

Provision proposed:
Update objective 13.2.2 –include Urban Design
Delete objective 13.2.3 – as now covered under 13.2.2
Amend policy 13.2.1.2 – to include amenity matters for occupants
Add new policy 13.2.1.4 – to ensure flexibility of uses
Amend and update policy 13.2.2.3 – to reflect changes in standards

Delete policy 13.2.3.1 – to reflex changes in standards
Amend policy 13.2.3.2, now policy 13.2.3.5 – to reflex changes in standards
Add new policy 13.2.5.5 – ensure provisions for loading and service areas, etc.
Changes, delete and add new matters of discretion for buildings.
Increasing the maximum permitted height limit to 16.5m outside of Height Precinct 1.
Inclusion of a building setback at upper floor levels of 4m where buildings exceed 12m in height outside of Precinct 1 and of 3m above 10m in Height Precinct 1.
Relaxation of the sunlight admission standard for WTC zoned properties that adjoin residential zones.
Introduction of a waste and Recycling Storage Space rule with a restricted discretionary activity status.
Introduction of minimum outlook space requirements for residential units with restricted discretionary activity to breach.
Inclusion of a minimum floor height standard of 4m for ground floor levels with a restricted discretionary activity status.
Addition of rule 13.6.2.3 to exclude public notification for restricted discretionary breaches of the new waste and recycling storage space standard.
Reference updates to updated document reference only.

PDP Chapter 15 – Local Shopping Centre Zone

The proposed changes to the LSCZ are as follows:

<i>Provision proposed:</i>
Amend matter of discretion for residential units to ensure adequate amenity – add outlook space
Inclusion of the adequate provision and screening of loading and servicing areas, including waste and recycling storage and collection space as a matter of discretion for buildings.
Increase the maximum permitted building heights within the Fernhill and Kelvin Heights LCSZ zone to 14m and the remainder of the LCSZ to 10m.
Amendment to the Setbacks and Sunlight Access control standards.

PDP Chapter 16 - Business Mixed Use Zone

The proposed changes to the BMUZ are as follows:

<i>Provision proposed:</i>
One change to the zone purpose – to reflect that increase height is not just enabled in Queenstown.
Amendment to objective 16.2.2 – include infrastructure, stormwater and mode shift
Add new policy 16.2.2.1 – mode shift
Add new policy 16.2.2.2 - stormwater
Amendment to policy 16.2.2.9 and 16.2.4.2 – to reflect new height provisions
Amend matter of discretion for residential units to include outlook space
Inclusion of the adequate provision and screening of loading and servicing areas, including waste and recycling storage and collection space as a matter of discretion for buildings.
Add matter of discretion for residential units: low impact stormwater design
Increase of the maximum building height to 16.5m in Wānaka and at Frankton Marina with the maximum building heights at Queenstown and Frankton North being retained at 20m.
Increase of the permitted building height to 16.5m in Queenstown and Frankton North and retaining the 12m permitted building height in Frankton Marina.
Change to the setbacks and sunlight admission standard where BMUZ properties adjoin residential zones.
Update of rule 16.6.2.2 to reflect the new building heights and 16.6.3.1 to remove “separated by a road”
Reference updates to updated document reference only.

PDP Chapter 27 – Subdivision and Development

The proposed changes to Chapter 27 include:

<i>Provision proposed:</i>
Update policy 27.2.1.4 and 27.2.3.2 to account for a greater diversity in housing typologies.
Update policy 27.2.3.2 to consider the future character intended for the zones.

Increase to minimum net site area for HDRZ from 450m² to 600m² and for LDSRZ from 450m² to 300m².

Change to the minimum dimensions for lots in the LDSRZ to 12m x 15m, MDRZ to 10m x 12m, and HDRZ to 20 x 20.

Allowance for a reduction in the minimum net site area and minimum dimensions for subdivision in the LDRZ where a concurrent land use and subdivision application is lodged – Standard 27.7.32.1

Update to standard 27.7.31 to apply to all residential development as appose to infill development only.