

**APPENDIX 1 : PLAN CHANGE 4
AS AMENDED BY RECOMMENDATIONS**



Resource Management Act 1991

4

Queenstown Lakes District Council

Proposed Plan Change 4

North Three Parks

Plan Change to amend:

(A) Planning Maps by adding:

- I. An additional area of land (North Three Parks) to be zoned as the Three Parks Zone on Planning Map 21.

(B) Section 12 (Special Zones) by adding:

- I. An additional policy under Objective 12.25.2.2 to ensure a connection from the Three Parks commercial core to the Kame and Kettle Mound park and the linear park, adjacent to the golf course, through the creation of a green boulevard.
- II. An additional area of land (North Three Parks Area) to the Three Parks Zone by adding this area of land to Section 12.25.3 Three Parks Structure Plan, Three Parks - Indicative Staging Plan and Three Parks - Open Space Plan.
- III. An additional rule under Rule 12.26.4.3.5iv to require Medium Density Residential Sub-zone development to setback from the boundary of the linear park, adjacent to the golf course in North Three Parks. This will ensure the principles in the Urban Design Framework are implemented.
- IV. An additional rule under Rule 12.26.4.3.21 to require residential activities in the Medium Density Residential Sub-zone within 80 metres of the boundary of the seal edge of State Highway 84. This will ensure that residential activities are not adversely affected by traffic noise from the highway in the future.
- V. A new Assessment Matter 12.26.4.5ii(b)(iii) to the existing assessment criteria for Outline Development Plans and Comprehensive Development Plans in the Residential and Business Sub-zones that outlines when collector roads can move more than 30m from their location on the Structure Plan. This assessment matter is specific to the North Three Parks Area and relates to adequate sight lines for intersection safety.
- VI. A new Assessment Matter 12.26.4.5ii(c) for Outline Development Plans and Comprehensive Development Plans in the Residential and Business Sub-zones for the North Three Parks Area that ensures that the intersection between the collector road and Ballantyne Road has adequate sight lines and is safe.
- VII. A new Assessment Matter 12.26.4.5ii(mm) for Outline Development Plans and Comprehensive Development Plans in the Residential and Business Sub-zones that refers to the Urban Design Framework for North Three Parks.
- VIII. A new Assessment Matter 12.26.4.5ii(nn) for Outline Development Plans and Comprehensive Development Plans in the Low Density Residential Sub-zone that refers to mounding or other landscape treatment to mitigate effects associated with traffic on Ballantyne Road north-west of the Gordon Road extension and the existing Aurora substation.
- IX. An additional diagram showing another option for an acceptable relationship between residential land use and open space where Medium Density Residential abuts the linear park adjacent to the golf course as shown in the North Three Parks Urban Design Framework.
- X. A new Assessment Matter 12.26.4.5viii(l) for the North Three Parks Area for residential development in the Medium Density Residential Sub-zone to ensure

that the development has a positive relationship with adjoining open space.

- XI. A new Assessment Matter 12.26.4.7i(c) for non-compliance with the internal set back performance standards in the North Three Parks Area adjacent to the linear park. This will ensure that development has adequate private outdoor living space and protects privacy whilst maximising passive surveillance of adjoining open space.

(C) Section D – Definitions by adding:

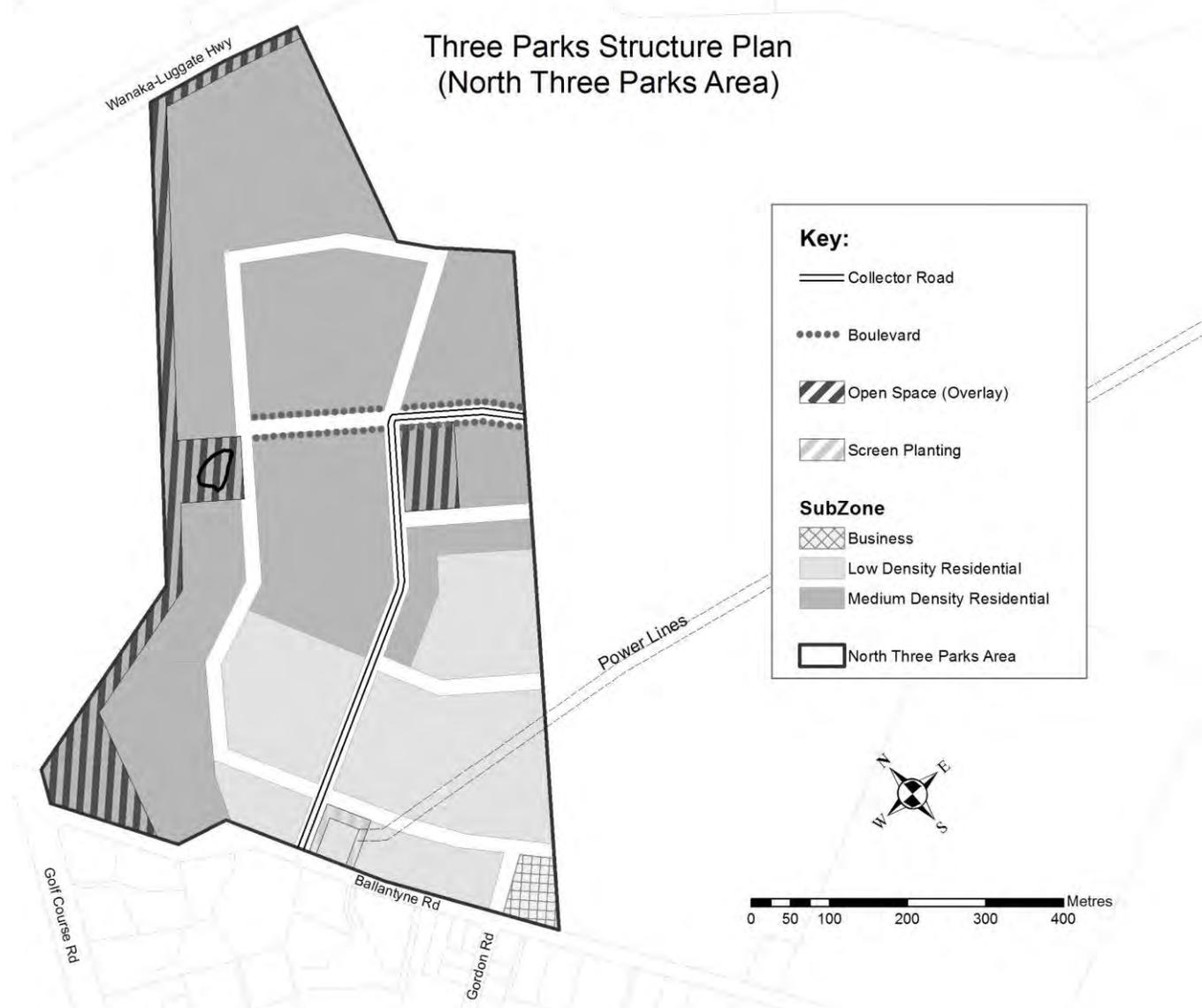
- I. A definition of the North Three Parks Area

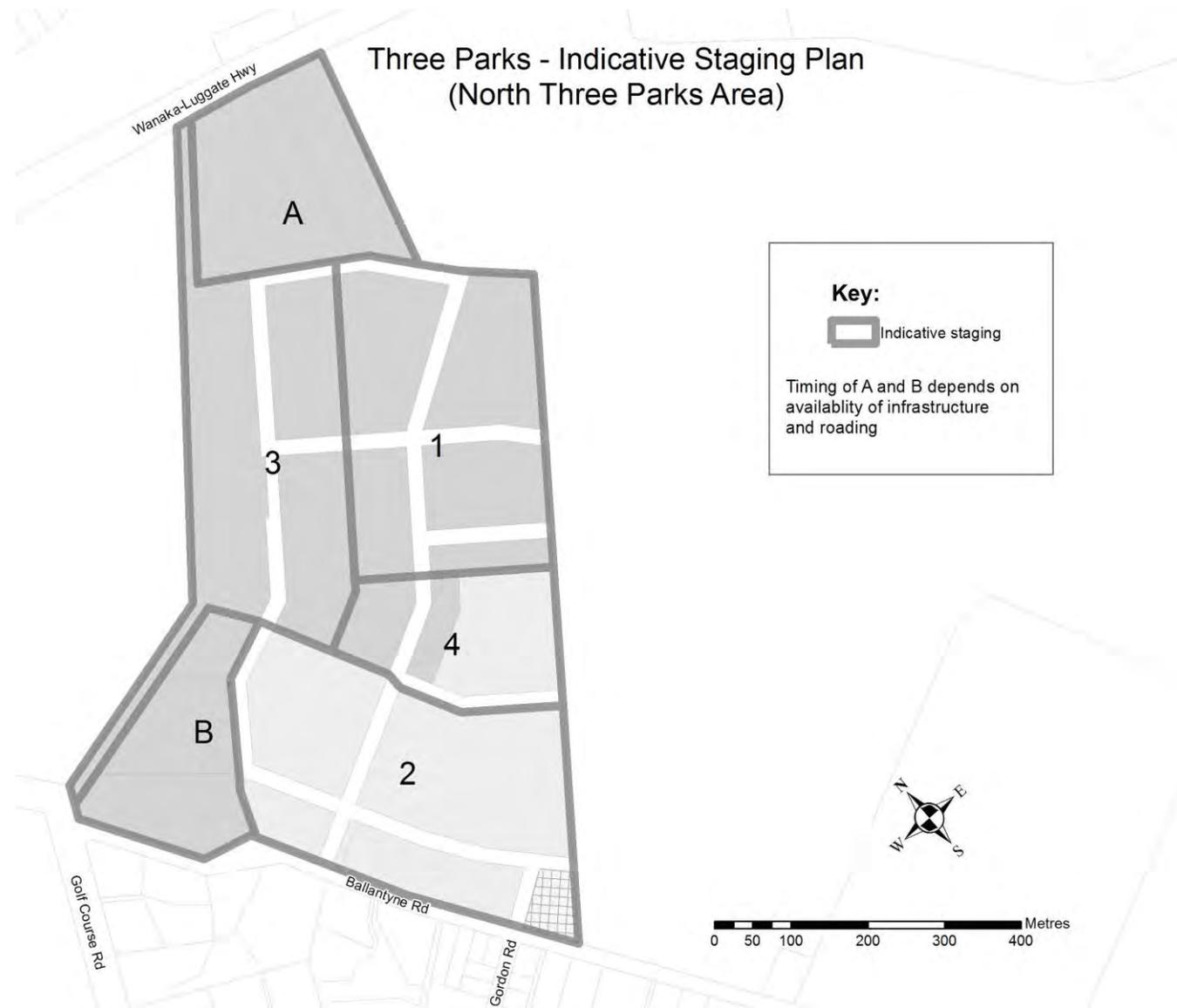
2. Add to Section 12.25 The Three Parks Special Zone

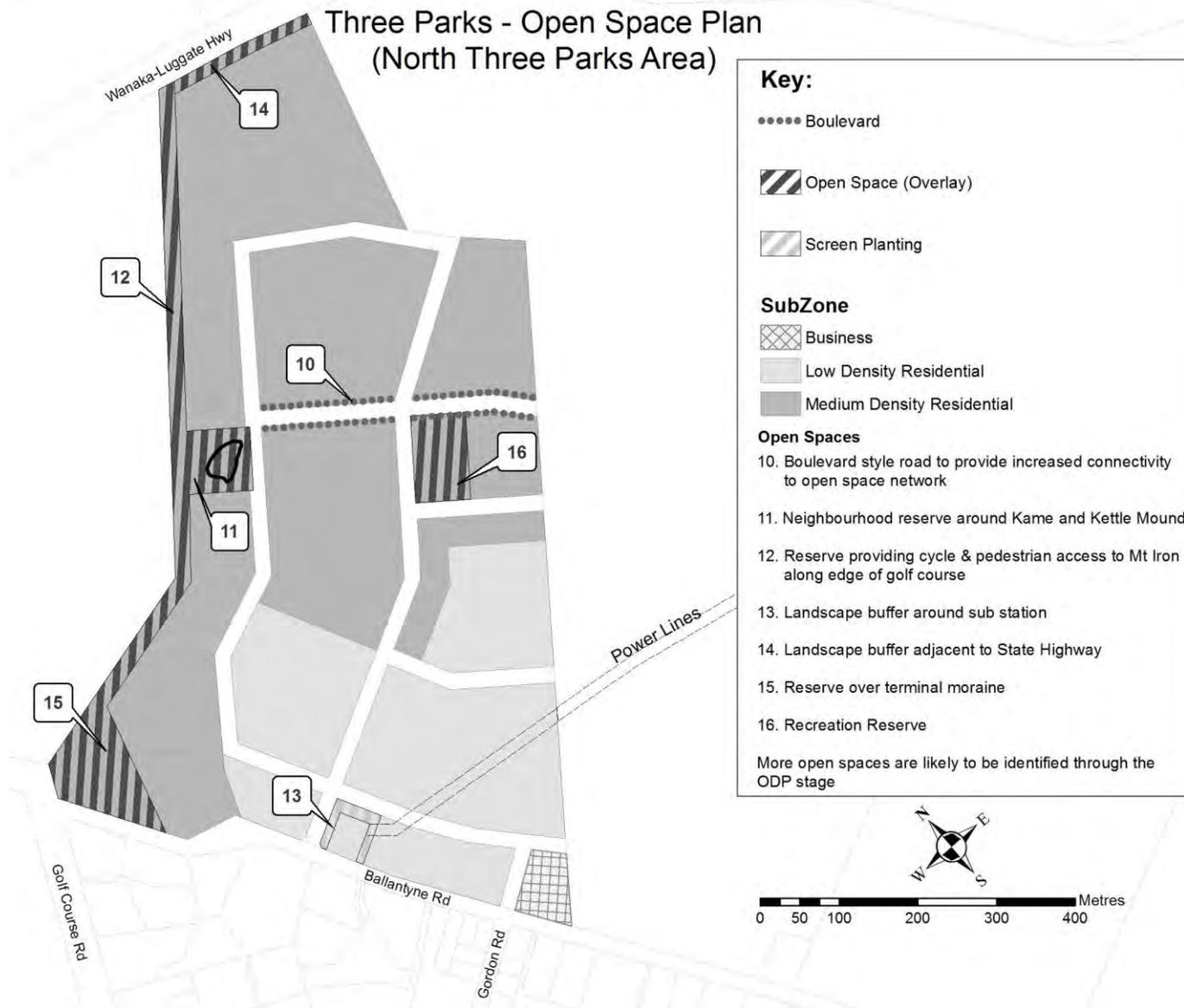
- (a) An additional policy under Objective 12.25.2.2 to ensure a connection from the Three Parks commercial core to the Kame and Kettle Mound park and the linear park, adjacent to the golf course, through the creation of a green boulevard as follows:

2.7 To ensure a connection from the Three Parks commercial core to the Kame and Kettle Mound and the linear park, adjacent to the golf course, through the creation of a green boulevard.

- (b) An additional area of land (North Three Parks Area) to the Three Parks Zone by adding this area of land to Section 12.25.3 Three Parks Structure Plan, Three Parks - Indicative Staging Plan and Three Parks - Open Space Plan as follows:







- (c) An additional rule under Rule 12.26.4.3.5iv to require Medium Density Residential Sub-zone development to be set back from the boundary of the linear park, adjacent to the golf course in North Three Parks to ensure the principles in the Urban Design Framework are implemented as follows:

Ref	Standard – Three Parks Low Density Residential, Medium Density Residential and Medium Density Residential (mixed use) Subzones	Resource consent status if standard not met – All residential subzones , including deferred mixed use		
		LDR	MDR	Deferred MDR (mixed use)
<u>5</u>	<u>v Buildings on properties abutting the linear reserve adjacent to the golf course in the North Three Parks Area shall be set back a minimum of 10m from the internal boundary abutting the linear reserve. (See diagram titled Indicative layout for residential land use abutting the linear park by the golf course in the North Three Parks Area on page 12-207).</u>	<u>N/A</u>	<u>RDIS</u>	<u>N/A</u>

- (d) An additional rule under Rule 12.26.4.3.21 to require residential activities in the Medium Density Residential Sub-zone within 80 metres of the boundary of the seal edge of State Highway 84 to ensure that residential activities are not adversely affected by traffic noise from the highway in the future as follows:

Ref	Standard – Three Parks Low Density Residential, Medium Density Residential and Medium Density Residential (mixed use) Subzones	Resource consent status if standard not met – All residential subzones , including deferred mixed use		
		LDR	MDR	Deferred MDR (mixed use)
<u>22</u>	<u>Noise – Residential activities in the MDR subzone within 80 metres of State Highway 84</u> <u>Buildings for residential activities, visitor accommodation and retirement villages within 80 metres of the seal edge of State Highway 84 shall be designed and constructed to ensure that noise from traffic on State Highway 84 will not exceed 35dBA Leq(24hr) in bedrooms and 40dBA Leq(24hr) for other habitable rooms in accordance with the Australian and New Zealand Standards AS/NZ2107:2000 Acoustics-recommended design sound levels and reverberation times for building interiors.</u>	<u>N/A</u>	<u>N-C</u>	<u>N/A</u>

Note: Rules 12.26.4.3.22-25 will be renumbered as Rules 12.26.4.3.23-26 as consequential amendments.

- (e) A new Assessment Matter 12.26.4.5ii(b)(iii) to the existing assessment criteria for Outline Development Plans and Comprehensive Development Plans in the Residential and Business Sub-zones that outlines when collector roads can move more than 30m from their location on the Structure Plan. This assessment matter is specific to the North Three Parks Area and relates to adequate sight lines for intersection safety as follows:

12.26.4.5ii(b)(iii) For the collector road in the North Three Parks Area that joins with Ballantyne Road consideration of adequate sight lines for intersection safety.

- (f) A new Assessment Matter 12.26.4.5ii(c) for Outline Development Plans and Comprehensive Development Plans in the Residential and Business Sub-zones for the North Three Parks Area that ensures that the intersection between the collector road and Ballantyne Road has adequate sight lines and is safe as follows:

12.26.4.5ii(c) For the North Three Parks Area whether the intersection between the collector road and Ballantyne Road has adequate sight lines and is safe.

Note: Assessment Matters 12.26.4.5ii(c)-(kk) will be renumbered as Assessment Matters 12.26.4.5(ii)(d)-(ll) as consequential amendments.

- (g) A new Assessment Matter 12.26.4.5ii(mm) for Outline Development Plans and Comprehensive Development Plans in the Residential and Business Sub-zones that refers to the Urban Design Framework for North Three Parks as follows:

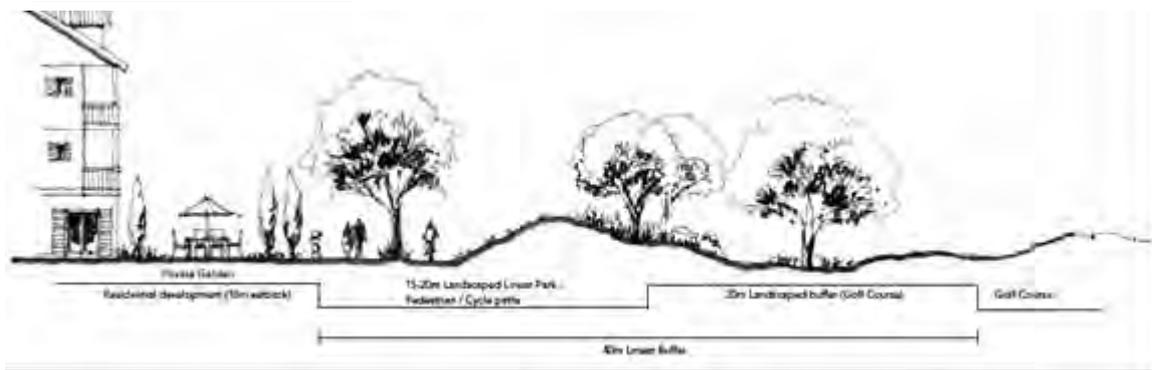
12.26.4.5ii(mm) For the North Three Parks Area whether the development is in accordance with the principles in the Urban Design Framework North Three Parks, March 2012.

- (h) A new Assessment Matter 12.26.4.5ii(nn) for Outline Development Plans and Comprehensive Development Plans in the Low Density Residential Sub-zone that refers to mounding or other landscape treatment to mitigate effects associated with traffic on Ballantyne Road north-west of the Gordon Road extension and the existing Aurora substation as follows:

12.26.4.5ii(nn) Whether mounding or other landscape treatment is proposed to mitigate effects on the LDR sub-zone north-west of the Gordon Road extension associated with traffic on Ballantyne Road and the existing Aurora substation at Ballantyne Road.

- (i) An additional diagram, heading and amended Note to follow Assessment Matter 12.26.4.5ii(p) showing another option for an acceptable relationship between residential land use and open space where Medium Density Residential abuts the linear park adjacent to the golf course as shown in the North Three Parks Urban Design Framework as follows:

Indicative layout for residential land use abutting the linear park by the golf course in the North Three Parks Area.



Note: these diagrams isare indicative of concepts only. There is no guarantee that the designs shown would prove appropriate to the applicant or satisfy all requirements to gain consent.

- (j) A new Assessment Matter 12.26.4.5viii(l) for the North Three Parks Area for residential development in the Medium Density Residential Sub-zone to ensure that the development has a positive relationship with adjoining open space as follows:

12.26.4.5viii(l) In the North Three Parks Area whether the development positively contributes to the streetscape and adjoining open space through the location and design of the built form, car parking, balconies, ground floor levels, access ways, the treatment of the public/ private interface, and landscaping. Also refer to those assessment matters listed in 12.26.4.7ii, entitled "Street scene and setbacks from Roads – Assessment Matters".

- (k) A new Assessment Matter 12.26.4.7i(c) for non-compliance with the internal set back performance standards in the North Three Parks Area adjacent to the linear park. This will ensure that development has adequate private outdoor living space and protects privacy whilst maximising passive surveillance of adjoining open space as follows:

12.26.4.7i(c) In the North Three Parks Area whether the development positively contributes to the streetscape and adjoining open space through the location and design of the built form, car parking, balconies, ground floor levels, access ways, the treatment of the public/ private interface, and landscaping. Also refer to those assessment matters listed in 12.26.4.7ii, entitled "Street scene and setbacks from Roads – Assessment Matters".

3. Add to Section D – Definitions

(a) A definition of the North Three Parks Area as follows:

NORTH THREE PARKS AREA

Means that area of land shown on the Three Parks Structure Plan as North Three Parks Area.