

## District Plan Zoning Map, Site and Surrounds Information

The Queenstown Lakes Proposed District Plan (PDP) is operative for this site. The only appeal that relates to the PDP map is limited to the location of the ONL line that traverses the site, which is a district-wide appeal, and not specific to this site.

1 Hansen Road is located within the heart of highly urbanised Frankton.

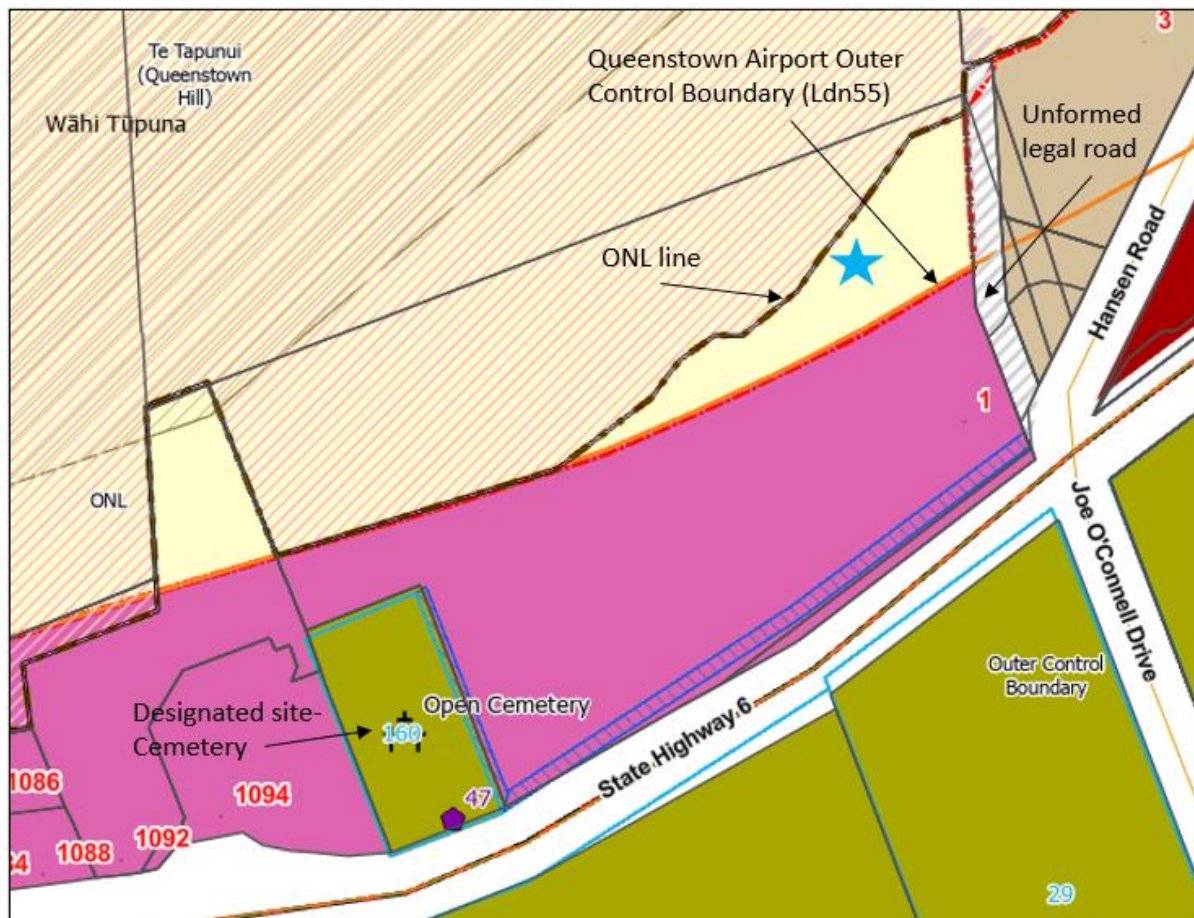


Figure 1- PDP Zoning Map- 1 Hansen Road, February 2023

Legend	
<span style="display:inline-block; width:15px; height:15px; background-color: #e91e63; border: 1px solid black;"></span>	Local Shopping Centre
<span style="display:inline-block; width:15px; height:15px; background-color: #fff9c4; border: 1px solid black;"></span>	Rural
<span style="display:inline-block; width:15px; height:15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #ccc 2px, #ccc 4px); border: 1px solid black;"></span>	Wāhi Tūpuna
<span style="display:inline-block; width:15px; height:15px; border: 2px dashed red;"></span>	Urban Growth Boundary
<span style="display:inline-block; width:15px; height:15px; border-bottom: 2px solid brown;"></span>	Landscape Classification
<span style="display:inline-block; width:15px; height:15px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, #ccc 2px, #ccc 4px); border: 1px solid black;"></span>	Landscape Priority Area
<span style="display:inline-block; width:15px; height:15px; border: 2px solid blue;"></span>	Building Restriction Area

The area of land zoned Local Shopping Centre is generally flat. The triangular area of Rural zoned land 'Rural Triangle' not shown within the ONL overlay at the east of the site (noted with a blue asterisk) is also generally flat and urban in nature. The rural triangle is addressed below. The land slopes up to the rear from the ONL line forming the foothill of Queenstown Hill/Te Tapu-nui.

The Queenstown Airport Outer Control Boundary or the Urban Growth Boundary do not extend over the Rural zoned land but do encompass the Local Shopping Centre zoned land.

The Building Restriction Area shown around the front of the site and adjoining the western boundary does not have any relative rules in the PDP restricting buildings within this part of the land.

## Rural Triangle

The proposal includes high density worker accommodation, and ground floor commercial use within the rural triangle, and therefore it is important to address the zoning, as it is acknowledged it is rurally zoned and located outside the Urban Growth Boundary.

In the Operative District Plan, the rural triangle was zoned Low Density Residential, providing for the urbanisation of this land:

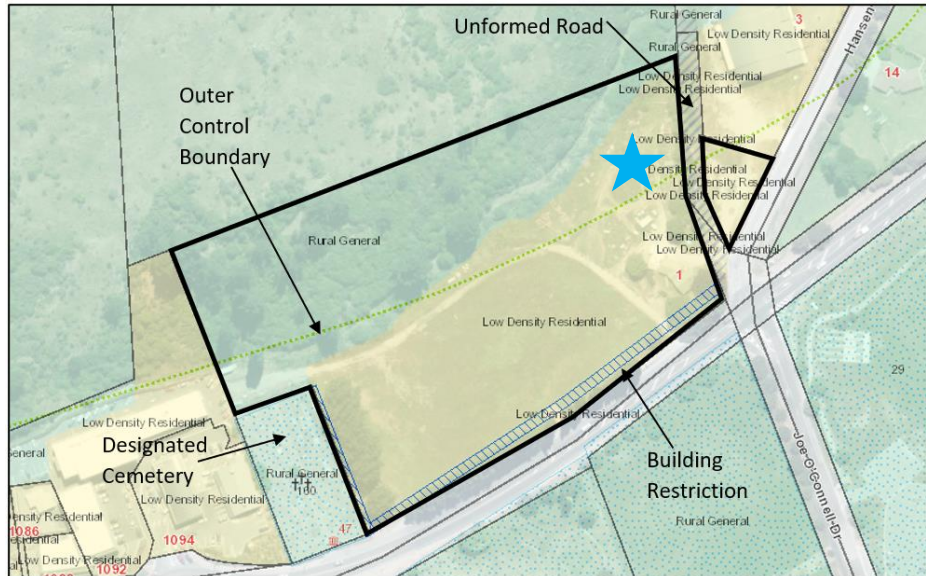


Figure 2- ODP Zoning Map

Through the District Plan review process, the triangle was changed to Rural zone (notified in 2015, legal effect in 2018). The ONL line originally followed the Urban Growth Boundary and Outer Control Boundary, however this was changed through the review process to follow the toe of the slope as shown in Figure 3.

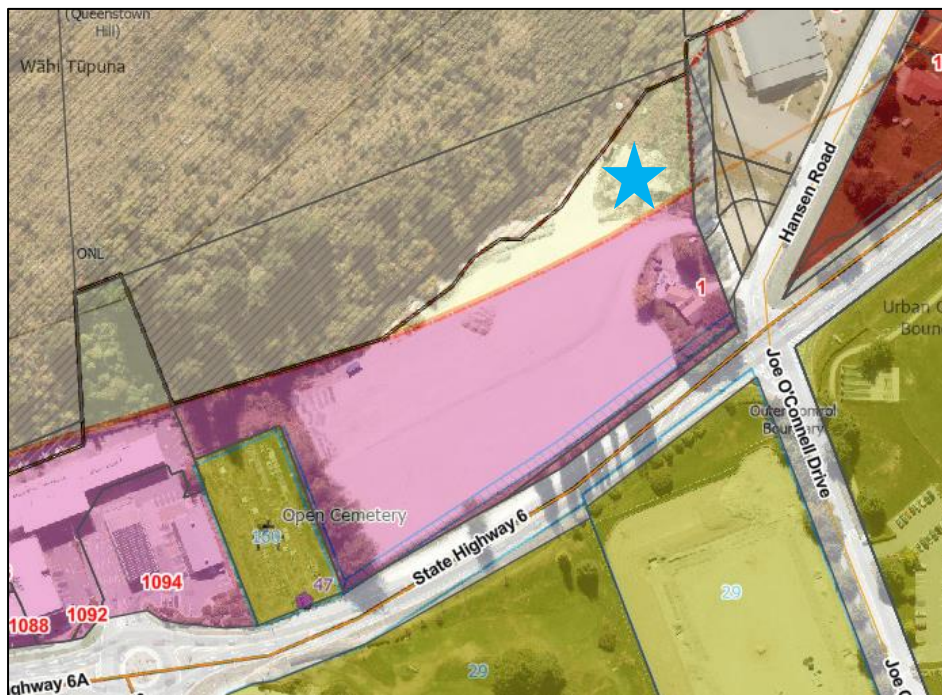


Figure 3- PDP zoning map overlaid on aerial photograph 2022



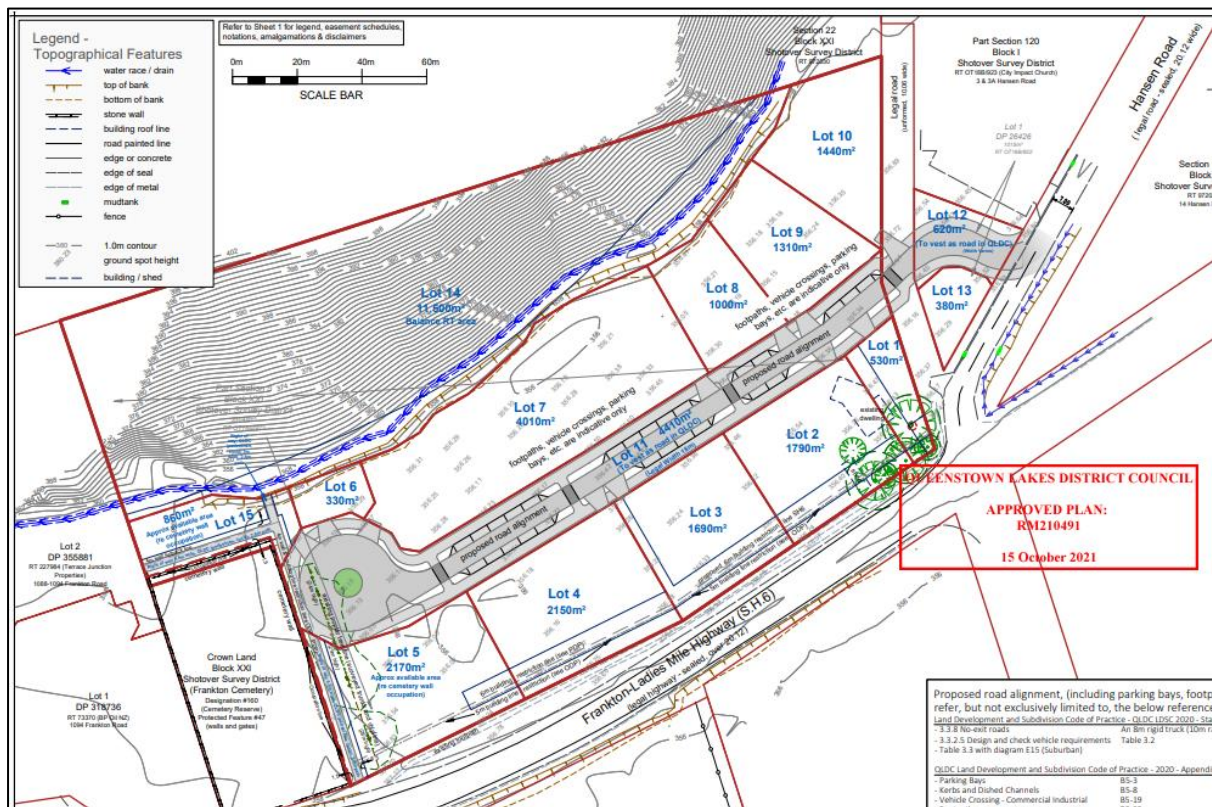


Figure 4- Approved subdivision scheme plan RM210491

In June 2017 and as varied in October 2021, the Council approved a subdivision incorporating urban lots, solidifying the urban use of the land- see attached Approved Subdivision Plan. From the contours shown on Figure 4, being the approved subdivision layout of the site, it is clear the lots 7-10 are on flat land, the same as Lots 1 – 6, with no definition between the rural zone and local shopping centre zone. The land slopes steeply up towards the north from the toe of the hill, as shown by the escarpment on Figure 4, being the location of the ONL line.

From this background, it is clear the triangle has been subject to a mapping error as there is no definition between the Local Shopping Centre zoned land and this rurally zoned land. The land should have retained an urban zoning, and be located within the UGB, the same as the remainder of the urban area of the site, and those adjoining, as shown in Figure 5 below.

#### Lot 1 DP 26426

The site is made up of two parcels- Lot 1 DP 26426 and Part Section 5 Block XXI Shotover Survey District.

The proposal will be located wholly on Part Section 5 Block XXI Shotover Survey.

Lot 1 DP 26426 is a smaller parcel of land zoned as Low Density Suburban Residential which is a part of the State Highway/Hansen Road intersection upgrade plans. The approved subdivision RM210491 (Figure 4) created Lot 12 to vest with the QLDC to enable the realignment of the entry into the site from Hansen Road, which will eventually connect to the State Highway through the neighbouring property to the east. This site is subject to a road swapping/stopping process to facilitate this realignment, and is not part of the development area.

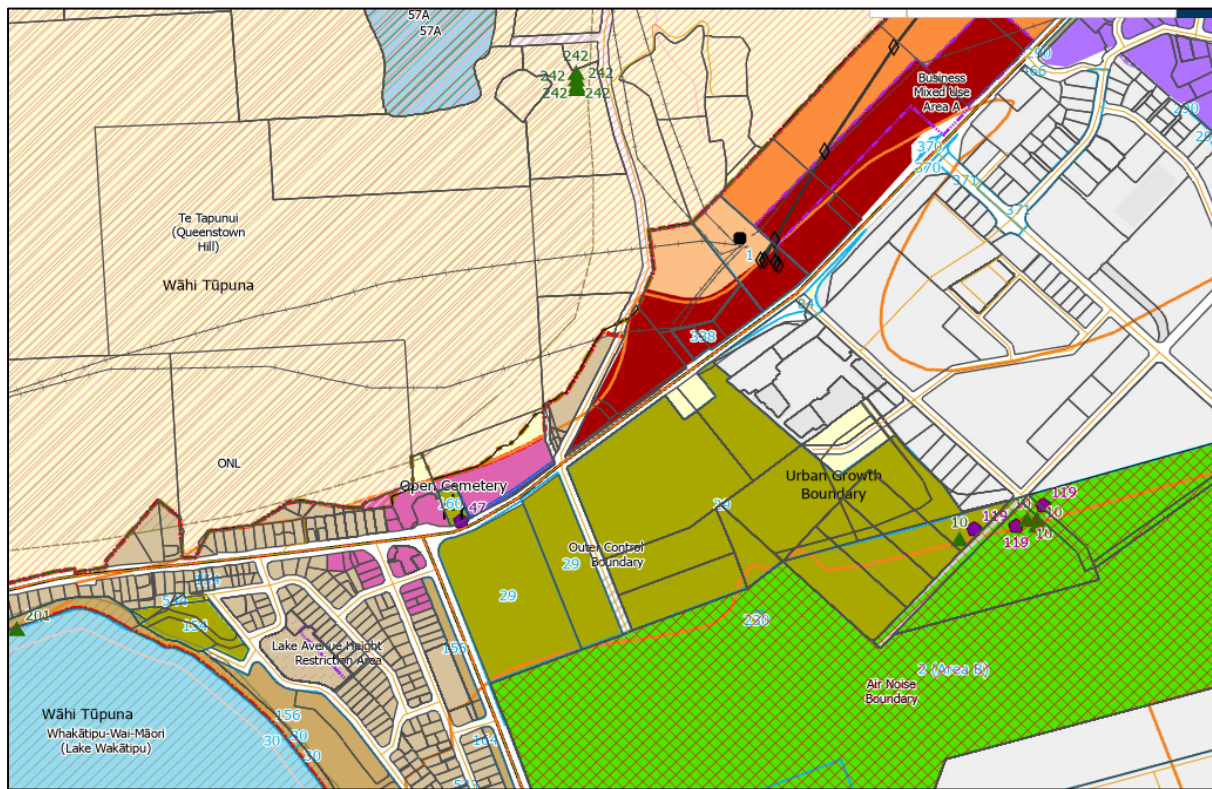


Figure 5- PDP Zoning Map- Frankton, February 2023

## Legend

- Local Shopping Centre
- Business Mixed Use
- Lower Density Suburban Residential
- Medium Density Residential
- High Density Residential
- Rural
- Community Purposes
- Community Purpose - Cemetery SubZone
- Wāhi Tūpuna
- Urban Growth Boundary
- Landscape Classification
- Landscape Priority Area
- Historic Heritage Feature
- Open Cemetery
- Building Restriction Area