

## *Regenerative Land Zoning Proposal outline*

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Regenerative Land Zoning is a new zoning proposal for the Wanaka ward as the QLDC indicates its growth policy over the next 30 years. This is particularly applicable as current Rural and Rural lifestyle zones are indicated to become reallocated to Urban housing. QLDC is currently wishing to create a change to what it calls “South Wanaka” which encompasses the area from the current Urban zone at the start of the Cardrona Valley into the rural land progressing South towards the Cardrona Valley along the Cardrona Valley Road. The current proposal has nominated 5000 additional dwellings to be offered for urban development in the extension.

At this stage, there has been no direct discussion with current land owners in this region which is predominantly lifestyle or rural zone status. Given the QLDC has put the whole district in a “Climate Crises” recognition, there is a need to readdress traditional approaches to future development strategies. Of utmost importance is to ensure that future development protects existing green vegetation to absorb carbon emissions to meet both local, national and global targets. Any future development of land subdivision needs to ensure that a proportion of any subdivided land retains green space as part of its redevelopment. COP has set a recommended standard of 30% of any developed land either retaining or incorporating green space. Existing mature trees will need to be protected and additional planting may be required. Another underlying philosophy stated by QLDC is protecting and enhancing the social well-being of its community. When it comes to land development this means offering large green spaces for shade, recreation, bio diversity and mindfulness.

Specifically, when considering the QLDC plans to develop “South Wanaka” we have a great opportunity to utilise the current land allocation as it currently stands to meet the above objectives. In this area there are already many lifestyle blocks that have considerable stands of mature trees and vegetation that have been lovingly developed and maintained by the title holders. If QLDC implements its urban expansion policy there will be an opportunity to invite these land owners to have a new zoning designation – Regenerative Land Zone. This Zone could be given special status to remain “Lifestyle” if land owners wish to maintain their properties with perpetual protection of the land use as it currently stands; no future subdivision, no felling of existing trees and ideally a proportion of the land being offered for some form of community development. This could be in the form of Public Park, Community gardens, fruit and nut orchards or simply large green space of mature trees as the lungs of Wanaka. There exists the opportunity to offer rate discounting if land is made available for Community benefits.

This is a discussion paper and is open to further expansion to wisely invest in our future with both Council and Community input.

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