Form 18
Notice of requirement by Minister, local authority, or requiring authority for designation or alteration of designation.

To: Queenstown Lakes District Council (Territorial Authority)

In accordance with Clause 4 of the First Schedule of the Resource Management Act 1991 the Queenstown Lakes District Council ("QLDC") (Requiring Authority) gives notice of requirement for the creation of new a designation for a public work in respect of land where a restriction is necessary for the safe or efficient functioning or operation of a public work.

SITE TO WHICH THE REQUIREMENT APPLIES:

Proposed Designation # 560 – Local Purpose Reserve (Repeater Site)

The purpose of the proposed Designation # 560 is a Local Purpose Reserve (Repeater Site). The subject sites already exist and are located off Kelvin Heights Golf Course Road, Kelvin Peninsula, Queenstown. The subject sites are legally described as Sections 27 – 28 BLK I Coneburn SD.
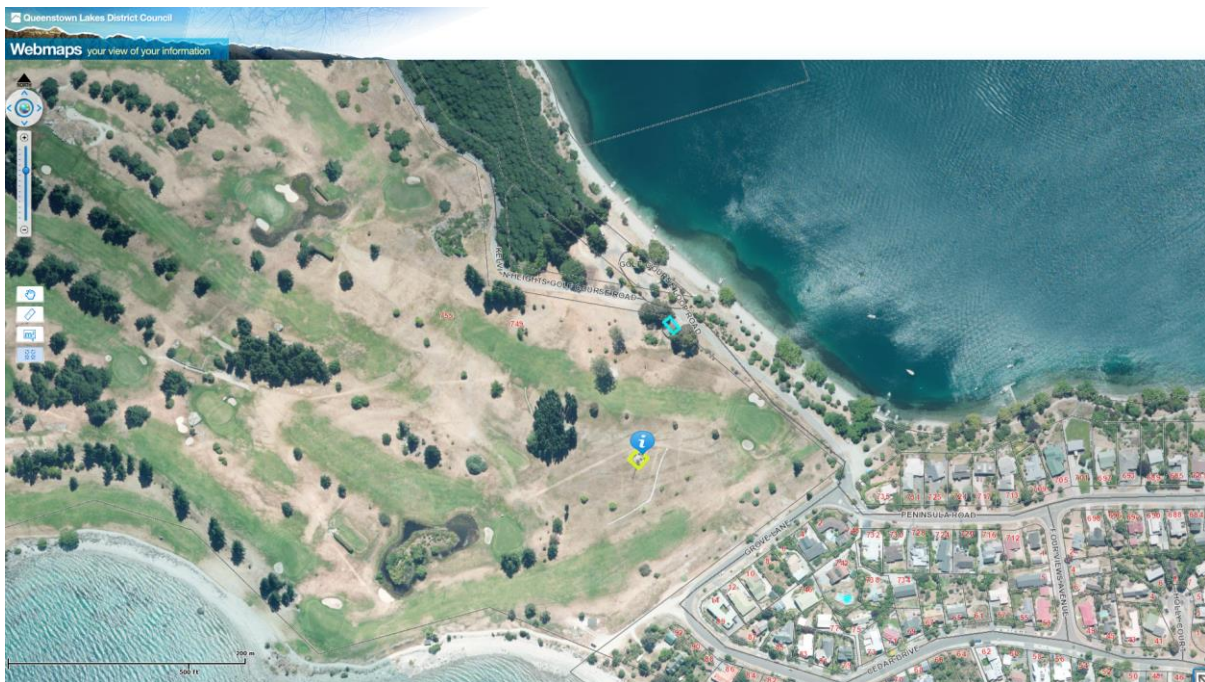
The subject sites are depicted below:

Figure 1 – Subject Sites Highlighted Blue and Yellow. Source – QLDC Website 25.03.15

The overall cover letter for the Designations Chapter work includes a web link which will enable interested parties to view this change on the proposed planning maps.

The purpose of this proposed Designation is to formally identify the QLDC's reserves and associated facilities for which they are financially responsible for.

Specifically, the proposed Designation will enable QLDC to clearly identify the affected land to the community through the District Plan text and planning maps and will offer certainty regarding the expectations for use of the land.

Further, the proposed designation will enable QLDC to undertake future works on the identified reserve and without necessitating a land use consent.

The Designation will also formally restrict any other party from carrying out work on the subject site that could prevent or hinder the continued use of the reserve without the requiring authorities' permission.

POTENTIAL EFFECTS ON THE ENVIRONMENT:

The incorporation of this landholding into a formal Designation within the District Plan will result in negligible potential adverse effects on the environment. As identified above, the subject site already exists and is being utilised for its proposed purpose.

The writer has not been made aware of any issues with the existing operation of the subject site for its proposed purpose.

The proposed change is essentially a change on paper (Planning Maps) only as opposed to a change in use of the land, and simply highlights the existence of and importance of the land and its continued use for recreational facilities.

As such, the potential adverse effects on the environment are considered to be less than minor.

ALTERNATIVE SITES:

As identified above, the subject sites proposed to be designated already exist. Accordingly, there are no viable alternatives that could be considered.

THE PROPOSED ALTERATION/NEW DESIGNATION IS REASONABLY NECESSARY FOR ACHIEVING THE OBJECTIVES OF THE REQUIRING AUTHORITY BECAUSE:

The key objective of the requiring authority in relation to this notice is to ensure that the Designation adequately provides for the on-going use of the land as a re[eater site, and allows for the maintenance, upgrade or construction of existing and future proposed facilities associated with the designations purpose without necessitating further land use consents.

In addition, the designation will afford the community a clear expectation of the level of effects that may be generated from the continued use of the subject site.

CONSULTATION:

The Requiring Authority is the landowner. As the proposed landholding currently exists and is being used for its proposed designated purpose, no consultation has been undertaken as part of the preparation of this notice. The Designation as proposed will be available for public submissions when the Proposed District Plan is publicly notified.

Signed for the Queenstown Lakes District Council by Sean Dent
Resource Management Consultant

08 June 2015
Date