

PUBLIC NOTIFICATION OF THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN (STAGE 1)

The Council has completed the first stage of the District Plan review and is now notifying the Proposed Queenstown Lakes District Plan (Stage 1) for public submission pursuant to Schedule 1 Clause 5 of the RMA .

There are many differences between the current Operative District Plan and the Proposed District Plan. The Proposed District Plan affects all properties in the District and may affect what you and your neighbours can do with your properties. You should take a look to see what it means for you.

In summary, some of the key substantive changes include:

- A new Strategic Direction chapter that sets out the overall approach to ensuring the District's sustainable management in an integrated manner.
- An Urban Development Chapter that sets out a growth management direction for the District, and introduction of Urban Growth Boundaries around urban areas.
- A Landscape Chapter that sets out how development affecting the District's valued landscapes will be managed – including the mapping of lines that identify Outstanding Natural Landscapes and Features.
- A Tangata Whenua chapter that sets out key Tangata Whenua values.
- Revision of residential rules, including:
 - Provision for greater building height in the High Density Residential Zone;
 - Introduction of a new Medium Density Residential zone in Fernhill, central Queenstown, Frankton, Arrowtown and Wanaka, and;
 - Changes to the Low Density Residential zone to enable more potential for infill housing by changing density controls and residential flat provisions.
- A new Large Lot Residential zone is introduced in Wanaka replacing the Rural Residential zoned areas within the proposed Urban Growth Boundary.
- Amendments to town centre provisions to:
 - Provide potential for limited extra building height in some defined locations;
 - Greater emphasis on urban design;
 - Noise rules that are more permissive in defined 'Entertainment Precincts', and;
 - Transition overlay areas that apply to residential areas on the edge of town centres that provide opportunity for commercial land use.
- Introduction of a new Business Mixed Use Zone in Queenstown and Wanaka that increases building heights and provides for a mix of land uses including residential activity.
- A Local Shopping Centre zone replaces the Corner Shopping Centre zone in existing locations, and is introduced to new locations in Hawea, Albert Town, Wanaka, Arrowtown and Queenstown,
- The Rural Zone relaxes some rules around farm buildings, undertaking building and alterations within approved building platforms, introduces new standards for informal airports (which includes helicopter take-offs and landings), and introduces new rules to manage dairy grazing stock and dairy farm facilities. Some areas in the Wakatipu Basin are proposed to be rezoned to Rural Lifestyle zone.
- The Rural Lifestyle Zone in Glenorchy to be extended and regulation of new building will be lightened subject to compliance with standards. A similar approach is taken in the Rural Residential zone and Gibbston Character Zone.
- The prohibited status for non-motorised commercial boating on Lake Hayes has been removed, but motorised boating will remain prohibited.
- Heritage Landscapes are confirmed in the District Plan, and statements of significance will apply to these and heritage precincts providing greater clarity on the key features to protect.
- Most subdivision activity will become a discretionary activity rather than a controlled activity, and be non-notified subject to compliance with standards such as minimum lot

size. The subdivision provisions reference a Subdivision Design Guide and Infrastructure Code of Practice to encourage good subdivision design.

- A Natural Hazard chapter seeks to balance the need for development with natural hazard risk. Most natural hazards will not be mapped in the District Plan, rather the Council's Natural Hazards database will be relied on.
- General tree protection provisions are removed (due to legislative change), and character trees have been identified for protection within the Arrowtown Residential Historic Management Zone.
- New rules make planting of wilding exotic trees prohibited.
- An Indigenous Vegetation chapter incorporates a new schedule of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and introduces new rules to protect areas that are defined as acutely or chronically threatened land environments.
- More liberal regulations for temporary activities, such as public events and filming.
- A number of designations are rolled-over, modified or cancelled.
- Jacks Point zone rules are simplified, and the need for a resource consent for all new dwellings is removed.
- Millbrook zone is extended to incorporate new land acquired by Millbrook and the Structure Plan is modified to account for this. Overall development rights (450 dwellings) not increased.

To understand in more detail how the Proposed District Plan affects you, check out the full version or a summarised fact sheet any time online at www.qldc.govt.nz/proposed-district-plan.

Where to view the Proposed Plan

In addition to viewing the Proposed District Plan online it can also be viewed at any of the following locations during business hours. (Council offices 8.30am-5pm. Library opening hours vary, please check www.codc-qldc.govt.nz for details).

Council Offices:

- 10 Gorge Road, Queenstown
- 74 Shotover Street, Queenstown,
- Wanaka Service Centre, 47 Ardmore Street Wanaka

Public Libraries:

- Queenstown Library: 10 Gorge Road
- Wanaka Library: Dunmore Street
- Arrowtown Library: 58 Buckingham Street
- Makarora Library: Rata Road
- Glenorchy Library: 13 Islay Street
- Lake Hawea Library: Myra Street
- Kingston Library: 48 Kent Street

Submissions

The Council invites any person to make a submission on the Proposed District Plan.

Options for making a submission are:

- **Online:** www.qldc.govt.nz/proposed-district-plan
- **Post:** Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348, Attention: Proposed District Plan Submission
- **Email:** services@qldc.govt.nz (subject line: Proposed District Plan Submission)

If you decide not to make a submission using our online form, please be aware that written submissions must be on Form 5 as prescribed by the Resource Management Act 1991. Your submission must state whether or not you wish to speak to your submission at a hearing. This form is available from the locations listed above.

The closing date for submissions is Friday 23 October 2015.

What happens next?

After submissions close:

- We will prepare a summary of decisions requested by submitters and publicly notify the availability of this summary and where the summary and full submissions can be inspected;
- People who represent a relevant aspect of the public interest or have an interest greater than the interest of the general public may make a further submission, in the prescribed form within 10 working days of notification of the summary of decisions sought, supporting or opposing submissions already made;
- A copy of the further submission must also be served on the Council and the person who made the original submission;
- Submitters may speak in support of their submission(s) at a hearing if they have indicated in their submission that they wish to be heard;
- Following the hearing the Council will give notice of its decision on the Proposed District Plan and matters raised in submissions, including its reasons for accepting or rejecting submissions;
- Every submitter then has the right to appeal the decision on the Proposed District Plan to the Environment Court.

Want more info or help understanding the proposals?

Visit www.qldc.govt.nz/proposed-district-plan to find a range of fact sheets and diagrams to help you understand some of the more technical parts of the Proposed District Plan.

A duty policy planner will also be available every workday until submissions close. Call 03 441 0499 (Queenstown) or 03 443 0024 (Wanaka)

This notice is in accordance with clause 5 of Schedule 1 of the Resource Management Act 1991.