

PUBLIC NOTIFICATION OF THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN (STAGE 2)

Queenstown Lakes District Council invites submissions on the Queenstown Lakes Proposed District Plan (Stage 2).

The District Plan sets the rules for what can happen on land in our District. The Stage 2 provisions generally relate to six topics: earthworks, signs, transport, visitor accommodation, open space and recreation, and the Wakatipu Basin.

References to Stage 2 include three new district wide and two new zone chapters and new zones on the plan maps of the Proposed District Plan; and also includes new provisions for, or a consequential variation to, the following district wide and zone chapters that were introduced into the Proposed District Plan in Stage 1:

Chapter 2 Definitions; Chapter 6 Landscapes; Chapter 7 Low Density Residential; Chapter 8 Medium Density Residential; Chapter 9 High Density Residential; Chapter 10 Arrowtown Residential Historic Management Zone; Chapter 11 Large Lot Residential; Chapter 16 Business Mixed use Zone; Chapter 17 Airport Mixed Use; Chapter 21 Rural; Chapter 22 Rural Residential & Rural Lifestyle; Chapter 23 Gibbston Character Zone; Chapter 27 Subdivision and Development; Chapter 35 Temporary Activities and Relocated Buildings; Chapter 36 Noise; Chapter 41 Jacks Point Zone; Chapter 42 Waterfall Park; and Chapter 43 Millbrook.

The district wide chapters and provisions, and variations to Stage 1 district wide chapters, will apply to all land notified in Stages 1 and 2. The notified zones on the plan maps cover some land already notified in Stage 1 (as a variation), and also cover some new areas of Stage 2 land.

There may be proposals that affect you. We invite you to take a look and see what it means for you.

In summary, some of the key changes compared to the Operative District Plan framework for the six topics include:

A revised Earthworks Chapter and related provisions, including:

- Introduction of rules requiring resource consent and erosion and sediment management plans for larger scale earthworks, to better manage erosion and sediment.

A revised Signs Chapter and related provisions, including:

- Introduction of a 5m² maximum sign area per tenancy at ground floor level in commercial areas.
- More flexibility for signage on Council reserves, allowing for parks information, way-finding and to support temporary events.
- Prohibited Activity status for hoardings.
- Introduction of a rule to formalise the management of signs within road reserves and roading corridors.

A revised Transport Chapter and related provisions, including:

- Rules to better enable new carparking, park and ride, ferry services and public transport facilities.
- Reduced parking requirements for most residential and business zones, for playing fields, industrial activities and for schools, and increased parking requirements for hospitals and day care facilities.
- Requiring resource consent for high traffic generating activities and rental vehicle businesses.
- An updated road classification and rules relating to access, parking and loading.

New Visitor Accommodation provisions and a sub zone, including:

- Allowing property owners living in a house or flat in lower density residential zones and rural zones year round to host as homestay up to 5 fee paying guests for short stay accommodation as a permitted activity.
- Allowing whole homes and flats in lower density residential zones and rural zones to be let out for short stay accommodation for up to 28 days through up to 3 separate lets as a permitted activity.
- Making it a non-complying activity to exceed the above thresholds for a homestay, or to short term let a whole house or whole flat in lower density residential zones for more than 28 days per year.

- Introduction of a Visitor Accommodation Sub Zone on the planning maps.
- Requiring a restricted discretionary activity consent in the High Density Residential Zone and Visitor Accommodation Subzones for visitor accommodation exceeding the permitted activity thresholds. Requiring a controlled activity consent to exceed the permitted activity thresholds in the Business Mixed Use Zone.

A new Open Space and Recreation Chapter and zones and related provisions, including:

- Introduction of five new zones and four sub zones on the planning maps to better manage our parks, community buildings and the associated activities.
- The new zones will replace many parks, reserves and sites with community buildings that are designated under the Proposed District Plan, and mostly zoned Rural or Low Density Residential in Stage 1. Where these replace a zone notified in the Stage 1 Proposed District Plan the new zones will be a variation.
- The new zones will also include land that has not yet been notified yet through Stage 1 of the Proposed District Plan. This land is located in areas such as Shotover Country and the Township Zones. These new zones form Stage 2 of the Proposed District Plan.

A new Wakatipu Basin Chapter and zone and related provisions, including:

- Introduction of a new Wakatipu Basin Rural Amenity Zone, including a Lifestyle Precinct that will provide for subdivision of land in the precinct to an average lot size of 1 hectare with a minimum lot size of 0.6ha.
- For all other areas of the Wakatipu Basin Rural Amenity Zone, subdivision of land under 80 hectares will be a non-complying activity.
- The new zone is a variation to land notified in Stage 1 of the Proposed District Plan as Rural, Rural Lifestyle and Rural Residential within the Wakatipu Basin area.

Planning Maps: Proposed District Plan Stage 2 notification:

- Stage 2 planning maps are provided that show:
 - Existing and new roads which will be affected by the Stage 2 topics.
 - Open Space and Recreation Zones located throughout the District.
 - Wakatipu Basin Rural Amenity Zone, including the Wakatipu Basin Lifestyle Precinct, located in the rural areas of the Wakatipu Basin.

All Queenstown Lakes District Ratepayers should have received a summary in the mail. If you didn't receive a copy, you can check it out any time online at www.qldc.govt.nz/proposed-district-plan.

Where to view the Proposed District Plan Stage 2 and Planning Maps

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
- 33 Reece Crescent, 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 (Stage 2).

It is important to be aware that the hearings for Stage 1 are now complete. Stage 2 consists of three new district wide chapters, two new zone chapters and planning maps; and new provisions for and consequential variations to, 18 Stage 1 chapters. Submissions can only be made on these provisions, variations and planning maps.

In terms of geographic area, the new district wide chapters apply to all Stage 1 and Stage 2 land. The zones apply where they have been notified on the Stage 2 planning maps – Stage 1 zones on the planning maps cannot otherwise be submitted on. The exception to this is that the Council will consider submissions seeking that the Visitor Accommodation sub zone be applied to areas not notified in Stage 2 on the planning maps.

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 February 2018.

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 (Stage 2) 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 (Stage 2) 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 to help you understand some of the more technical parts of the Proposed District Plan (Stage 2).

A duty planner will also be available during normal office hours during the notification period other than during the statutory shutdown period from 22 December 2017 to 3 January 2018. Call 03 441 0499 (Queenstown) or 03 443 0024 (Wanaka) or email dp.hearings@qldc.govt.nz

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