

Plan Change 14 – Makarora Rural Lifestyle Zone

Plan Change 22 – Definition of Visitor Accommodation

Queenstown Lakes District Council gives public notice as of 17 October 2007 that it has prepared the following Plan Changes to the Partially Operative District Plan: Plan Change 14: Makarora *and* Plan Change 22: Definition of Visitor Accommodation.

The purposes of the Plan Changes are as follows:

Plan Change 14 Makarora Rural Lifestyle Zone

The plan change seeks to alter the Rural Lifestyle subdivision provisions to promote cluster development and to alter the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the Council's controls as they relate to the effects of natural hazards within the Makarora Valley.

Plan Change 22 Definition of Visitor Accommodation

The purpose of the plan change is to amend the current definition of visitor accommodation to the following:

"VISITOR ACCOMMODATION

1. Means the use of land/or buildings for short-term, fee paying, living accommodation where the length of stay for any visitor ~~is not greater than 3 months~~ is less than 28 consecutive days at any time. This definition does not exclude the letting of individually owned residential units except where stated below.
2. Includes such accommodation as camping grounds, motor park, hotels, motels, boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, and lodges.
3. Includes the letting of individually-owned residential units, in particular homestays for more than four guests but does not include homestay accommodation for up to four guests.
4. Includes some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, bar and recreational facilities if such facilities are associated with visitor accommodation activities set out in within the sense of (1)-(3) above.
5. Excludes the single annual let of a residential unit to guests for a period less than 28 consecutive days for holiday accommodation purposes.

Notes:

(1) The letting of a residential unit where the length of stay for any visitor is greater than 28 days at any time is exempt from the definition of visitor accommodation under clause (1) and therefore not applicable to clause (3) or (5).

(2) For the purposes of the exclusion in clause (5) where a site contains both a residential unit and a residential flat the exclusion shall apply to either the letting of the residential unit or the residential flat but not to both.

(3) For the purposes of the exclusion in clause (5) the term "annual let" shall mean the year starting 1st of July to the 31st of June the following year.

(4) For the purpose of the exclusion in clause (5) the term "holiday accommodation" shall mean a residential activity where a occupied residential unit is temporarily let to visitors while the occupier is away on holiday"

How can I find out more about these plan changes?

Copies of the plan changes can be viewed at the following locations or downloaded from the council's website:

- Queenstown Lakes District Council offices during normal office hours at 10 Gorge Road, Queenstown and 47 Ardmore Street, Wanaka;
- Queenstown Public Library, 10 Gorge Road, Queenstown;
- Wanaka Public Library, Dunmore Street, Wanaka;
- Makarora Public Library, Community Centre, Rata Street, Makarora
- Arrowtown Library, 58 Buckingham Street, Arrowtown;
- Lakes Environmental, Shotover Street, Queenstown and 33-35 Reece Crescent, Wanaka
- Queenstown Lakes District Council website: www.qldc.govt.nz – under current Plan Changes

Make a Submission

Any person may make a submission to the proposed plan changes. Submission forms are available from the above locations. The closing date for submissions for all of these plan changes is **23 November 2007**. Submissions must be in writing and sent to:

Queenstown Lakes District Council
PO Box 50072
QUEENSTOWN
Attention: Cara Doyle

Or email carad@qldc.govt.nz please place **plan change submission** in the subject line.

What happens next?

Following the receipt of public submissions, a summary of the submissions lodged will be prepared. This will be publicly notified and **any person** may lodge a further submission in support or opposition to any original submission.

The council will appoint a hearing committee to assess the plan change and the submissions lodged to it, including further submissions. The committee will hold a public hearing to enable submitters to present their submissions.

Following deliberation, a decision will be issued by the council to withdraw, retain or modify each plan change accordingly. Any person who was a submitter, or lodged a further submission, and who is not satisfied with the decision reached, can appeal that decision to the Environment Court.

Want more info?

For further information regarding these plan changes please call the strategy and planning team at the council on (03) 441 0493.

Download a copy of the council brochure "A Guide to Plan Changes in The Queenstown Lakes District" on the council website or pick up a copy from your local council office.

This notice is pursuant to Clause 5 of the First Schedule to the Resource Management Act 1991.