

Withdrawal of Provisions from the Proposed District Plan - Visitor Accommodation and the geographic area addressed by Plan Change 50 (Queenstown Town Centre Zone).

Pursuant to Clause 8D of the First Schedule of the Resource Management Act 1991, Council resolved at its meeting on 23 October 2015, to authorise the withdrawal of the following provisions relating to visitor accommodation, from the Proposed District Plan:

- Fourth paragraph of Section 7.1 Zone Purpose Low Density Residential Zone
- Policy 7.2.1.3
- Objective 7.2.8 and policies 7.2.8.1 and 7.2.8.2
- Rules 7.4.18, 7.4.21, 7.4.22
- Sixth paragraph of Section 8.1 Zone Purpose Medium Density Residential Zone
- Objective 8.2.9 and Policies 8.2.9.1, 8.2.9.2, 8.2.9.3
- Rules 8.4.17, 8.4.22, 8.4.23, 8.4.28
- Rules 9.4.8, 9.4.9, 9.4.10, 9.4.11, 9.4.12, 9.4.13, 9.6.2.2
- Policy 10.2.5.1
- Rules 10.4.7, 10.4.8, 10.4.9, 10.4.10, 10.4.20
- Policy 11.2.2.3, Rules 11.4.5, 11.4.6 and 11.4.7

At the same meeting the Council also authorised to withdraw (in part) the following provisions of the Proposed District Plan to remove reference to visitor accommodation:

- Rule 7.5.12
- Policy 8.2.1.1
- Rule 8.5.11
- Objective 9.2.1 and 9.2.2
- Policy 9.2.1.1
- Rule 9.4.6 and 9.5.10
- Policy 10.2.5.2
- Fifth paragraph of Section 11.1 Zone Purpose Large Lot Residential Zone
- Rule 11.2.2.4
- All Visitor Accommodation references in paragraphs 2 and 5 of 9.1 High Density Zone purpose

The reasons for the withdrawal are:

- Provides greater public certainty as to Council's position with regard to visitor accommodation.
- Removes the potential perceptions of inconsistency and uncertainty in Council's approach, compared to if the provisions were not withdrawn but Council made a corporate submission opposing the provisions.

- Allows for a more in-depth and robust study and analysis of issues and policy options, and for potential non-statutory consultation with key stakeholders.

Pursuant to Clause 8D of the First Schedule of the Resource Management Act 1991, Council resolved at its meeting on 29 October 2015, to authorise the withdrawal the following provisions from the Proposed District Plan:

- All provisions as they relate to the geographic area addressed by Plan Change 50 – Queenstown Town Centre zone.

The reasons for the withdrawal are:

- To avoid the cost and expense of unnecessarily duplicating the Plan Change 50 process as part of the Proposed District Plan process;
- Section 79 of the Resource Management Act states that it is not necessary to review district plan provisions that have been the subject of a plan change process within the last 10 years, such as the provisions of the Operative District Plan that apply to the Plan Change 50 area;
- To correct an error in the Proposed District Plan (Stage 1)'s mapping of the Plan Change 50 area as it relates to the block bounded by Man, Lake, Beach and Hay Streets;
- To make it clearer that the Plan Change 50 area remains subject to the Operative District Plan and not the Proposed District Plan (Stage 1) in all regards (including designations, historic heritage features and protected trees).