

Factsheet

Northlake Special Zone, Wānaka – Private Plan Change 54

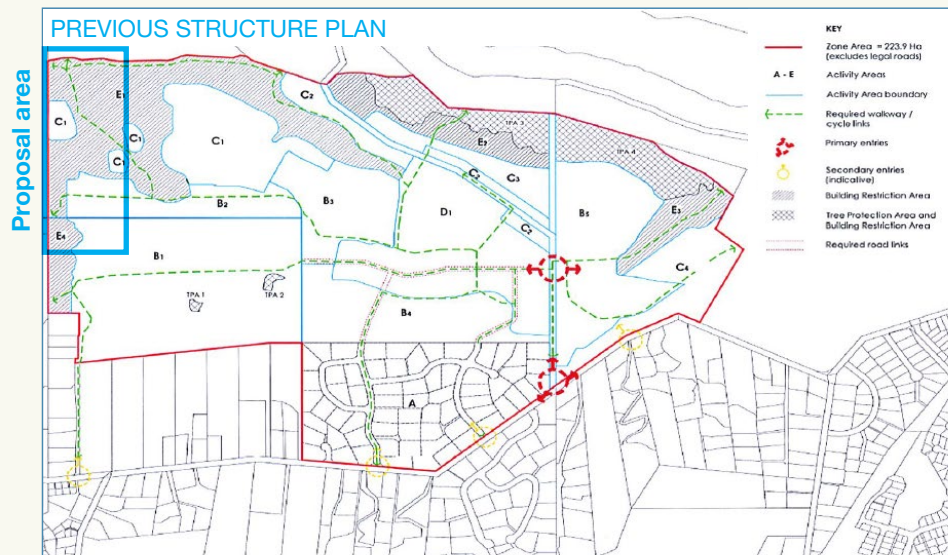
What is proposed?

This private plan change applies to Operative District Plan (ODP) sections 12.33 and 12.34 of the Northlake Special Zone. The changes include two main elements:

- To provide a roading and infrastructure corridor from the Northlake Special Zone to the adjacent site known as Sticky Forest.
- To provide land for residential development in the north-western edge of the Northlake Special Zone. This could result in up to 63 net additional dwellings.

Both elements are to be achieved by reconfiguring existing Activity Areas B2, C1 and E1 in the Northlake Special Zone Structure Plan.

The lodgement of a Private Plan Change to provide for the roading and infrastructure corridor was required by the Environmental Protection Agency as Condition 47 of the Northbrook Wānaka Retirement Village decision.



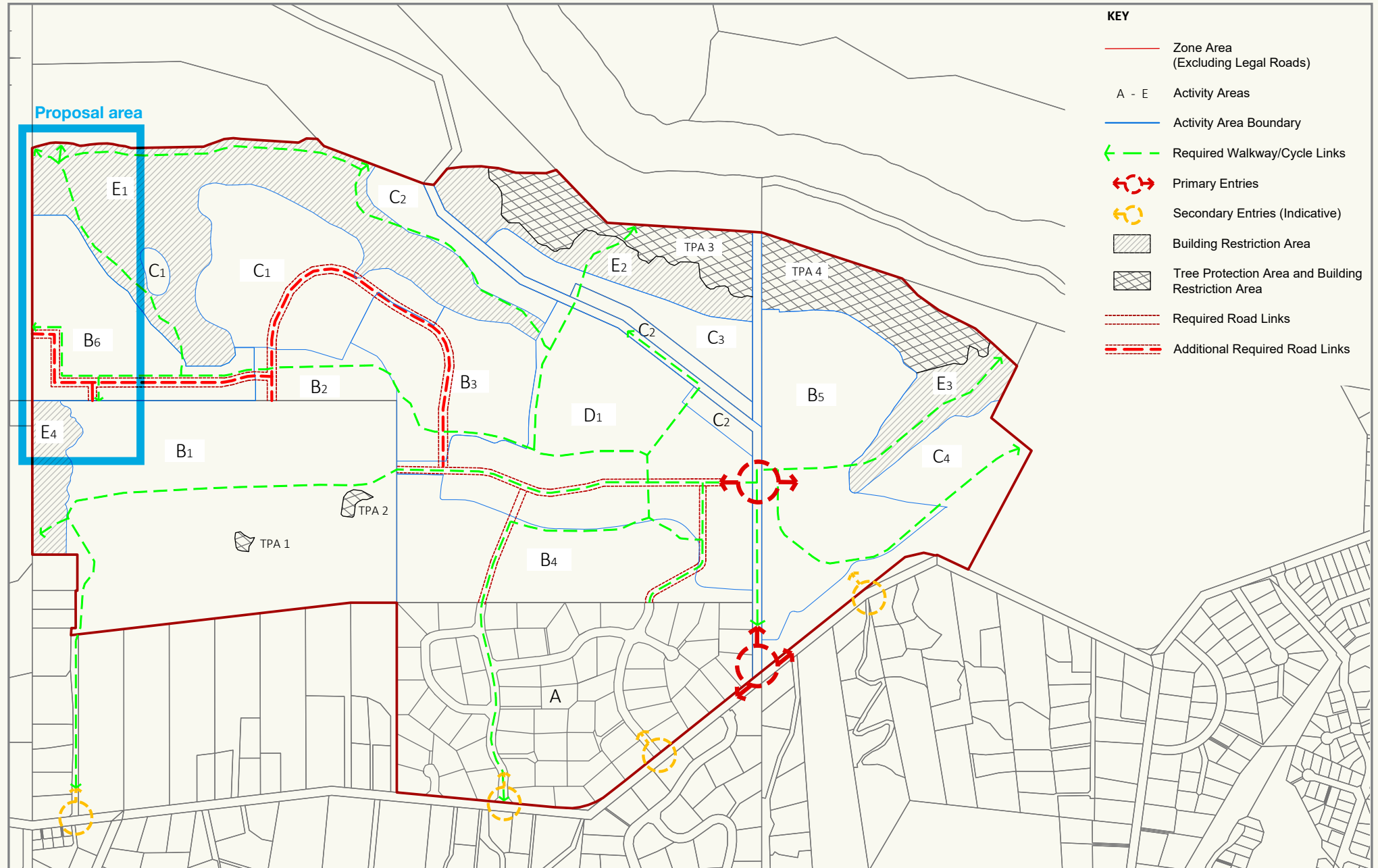
Who has requested this private plan change?

The requestor for the private plan change is Northlake Investments Limited (NIL).

About the private plan change

- The private plan change was received from NIL on Thursday 3 February 2022
- Councillors voted to accept the plan change for notification at Queenstown Lakes District Council's (QLDC) Planning & Strategy Committee on Thursday 18 August 2022
- The plan change was notified on Thursday 27 October 2022
- Submissions on the plan change close at 5.00pm on Thursday 24 November 2022.

PROPOSED STRUCTURE PLAN



KEY

- Zone Area (Excluding Legal Roads)
- A - E Activity Areas
- Activity Area Boundary
- - - Required Walkway/Cycle Links
- - - Primary Entries
- - - Secondary Entries (Indicative)
- Building Restriction Area
- Tree Protection Area and Building Restriction Area
- - - Required Road Links
- - - Additional Required Road Links

How to make a submission

You can view detailed information on this private plan change and make a submission on QLDC's District Plan website:

www.qldc.govt.nz/pc54-northlake

Submissions can also be made via:

- **POST**
Queenstown Lakes District Council,
Private Bag 50072, Queenstown
9348.
Attention: Operative District Plan
Submission
- **EMAIL**
pdpsubmission@qldc.govt.nz
(subject line: Plan Change 54
Submission)

Submissions close:

Thursday 24 November 2022.

What is a private plan change?

Private plan changes enable a requester (such as a landowner) to request a change to the District Plan without waiting for a council-led plan review.

The main difference between a council-led private plan change and a private plan change is its contents are set by the requestor rather than the council. Costs associated with private plan changes are at the expense of the requestor.

Would this private plan change allow the development of Sticky Forest?

No. The Sticky Forest site is subject to an ongoing re-zoning appeal (ENV-2018-CHC-069). This appeal is part of a separate and unrelated process.

Further information and resources

Detailed information relating to this private plan change can be found on QLDC's District Plan webpage: www.qldc.govt.nz/pc54-northlake

If you would like to learn more about private plan change processes in general, resources are available as part of the Ministry for the Environment's **Every Day Guides**.

If you have any further questions, please contact the QLDC Planning Policy team:
PDPenquiries@qldc.govt.nz