



PUBLIC NOTIFICATION OF BOYD, REDAI AND ORS ENVIRONMENT COURT APPEAL, SECTION 293 PROPOSAL:

PROPOSED URBAN GROWTH BOUNDARY AMENDMENT AND LOWER DENSITY SUBURBAN RESIDENTIAL ZONING AT CORNER OF ORCHARD AND RIVERBANK ROADS

Queenstown Lakes District Council gives public notice as of **29 April 2021** of a section 293 process directed by the Environment Court in relation to a proposed alteration to the planning maps and text determined through Stage 1 of the Queenstown Lakes Proposed District Plan.

The proposed alteration involves an extension to the Urban Growth Boundary and a rezoning to Lower Density Suburban Residential Zone as it relates to 40ha of land at the corner of Orchard and Riverbank Roads, Wanaka. It includes new provisions to be inserted into Chapters 7 (Lower Density Suburban Residential Zone), 27 (Subdivision and Development) and 36 (Noise) of the Proposed District Plan that would apply only to the land subject to the alteration.

Documentation

A summary document outlining the proposed alteration, a map that depicts the proposed alteration, consultation package, and a copy of the relevant procedural directions, can be:

- viewed online at: <https://www.qldc.govt.nz/your-council/district-plan/proposed-district-plan/appeals>
- inspected at any of the following locations during business hours. (Council offices 8.30-5pm. 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 Hāwea Library: Myra Street
- Kingston Library: 48 Kent Street

- Copies of the documentation can also be requested by contacting Queenstown Lakes District Council:
 - Call: 03 441 1499 (Queenstown) or 03 443 0024 (Wanaka)
 - Email: PDPenquiries@qldc.govt.nz

Written feedback on the proposed alteration

Any person who has an interest in the proposed Lower Density Suburban Residential rezoning and Urban Growth Boundary alteration may provide written comments and expert evidence to Queenstown Lakes District Council, no later than **27 May 2021**.

Any person that has an interest in the proposed Lower Density Suburban Residential rezoning and Urban Growth Boundary alteration, greater than the interest of the general public, and wants to

formally join the Boyd, Redai and Ors appeal, must give notice under section 274 of the RMA (using Form 33) to join as a party. That notice must be filed with the Environment Court, and served on Queenstown Lakes District Council by no later than **27 May 2021**.

Written comments and service of s274 notices must be lodged with the Queenstown Lakes District Council by:

- Email to pdpsubmission@qldc.govt.nz (subject line: QLDC PDP Boyd, Redai and Ors Orchard/Riverbank Road section 293)
- Post: Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348, Attention: QLDC PDP Boyd, Redai and Ors Orchard/Riverbank Road section 293

Section 274 notices must be lodged with the Environment Court by:

- Email to Christine.McKee@justice.govt.nz (subject line: QLDC PDP Orchard/Riverbank Road proposed rezoning and UGB alteration)
- Post: Environment Court, Christchurch Registry, PO Box 2069, Christchurch 8013 (Attention: C McKee. Re: QLDC PDP Boyd, Redai and Ors Orchard/Riverbank Road section 293)

What happens next?

After all written comments and expert evidence has been received, Queenstown Lakes District Council is required to provide to the Court, a link to all material received, together with a report summarising that material. The report will also make recommendations for the Court's consideration. After that, the Court will consider the material provided by the parties and the Council's report, and either, determine the proposed rezoning and Urban Growth Boundary alteration on the papers, or, if required, issue further directions, including whether it will want to hear from any party who has joined the appeal via section 274, in person.

A full copy of the relevant procedural directions is available online and for inspection at the locations specified above.