

## VARIATION TO QUEENSTOWN LAKES PROPOSED DISTRICT PLAN URBAN INTENSIFICATION

Queenstown Lakes District Council has prepared proposed changes to the Queenstown Lakes Proposed District Plan (PDP) under Schedule 1 of the Resource Management Act 1991 (RMA).

This proposal seeks to amend the PDP by increasing heights and densities in some zones in the Urban environment as well as rezoning land close to the commercial areas in Queenstown, Frankton and Wānaka to enable intensification of development. The proposed variation also includes amendments to planning provisions to recognise the benefits of intensification; to ensure adequate amenity values are provided for within intensification areas; and to ensure that intensification can be serviced.

The proposed amendments to planning provisions would apply to the following PDP chapters:

- Chapter 2 – Definitions
- Chapter 4 – Urban Development
- Chapter 7 - Lower Density Suburban Residential Zone
- Chapter 8 – Medium Density Residential Zone
- Chapter 9 - High Density Residential Zone
- Chapter 12 - Queenstown Town Centre Zone
- Chapter 13 - Wānaka Town Centre Zone
- Chapter 15 – Local Shopping Centre Zone
- Chapter 16 - Business Mixed Use Zone
- Chapter 27 – Subdivision and Development

Queenstown Lakes District Ratepayers will receive a copy of this notice by mail or email. If you have not received a copy, you can find it online at <https://www.qldc.govt.nz/Urban-Intensification>

### Where to view the proposed variation to the Proposed District Plan

In addition to viewing the notified proposal online at <https://www.qldc.govt.nz/Urban-Intensification>, a physical copy of the proposal can be viewed at any of the following locations:

**Council Offices**, between 8.30am and 5pm, Monday to Friday:

- 10 Gorge Road, Queenstown
- 74 Shotover Street, Queenstown
- 47 Ardmore Street, Wānaka

**Public Libraries**, physical copies are not available at public libraries, but Council's Website can be accessed at the libraries free of charge:

- Queenstown Library: 10 Gorge Road
- Wānaka 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
- Frankton Library: Hawthorne Drive

Library opening hours vary, please check <https://codc-qldc.govt.nz/> for details.

## Submissions

Options for making a submission are:

- **Online:** <https://www.qldc.govt.nz/Urban-Intensification>
- **Post:** Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348, Attention: Proposed District Plan Submission – Urban Intensification Variation
- **Email:** [pdpsubmission@qldc.govt.nz](mailto:pdpsubmission@qldc.govt.nz) (subject line: Proposed District Plan Submission – Urban Intensification Variation)

Any written submissions that do not use the online form must be made using Form 5, as prescribed by the Resource Management (Forms, Fees, and Procedure) Regulations 2003. All submissions must state whether or not you wish to be heard in support of your submission at a hearing. The submission form is available from the locations listed above, as well as the Ministry for the Environment and New Zealand Legislation websites.

**The closing date for submissions is 21 September 2023.**

## What happens next?

After submissions close:

- A summary of decisions requested by submitters will be prepared and publicly notified.
- People who represent a relevant aspect of the public interest or have an interest greater than 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 to which the further submission relates;
- 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 public notice of its decisions and matters raised in submissions, including its reasons for accepting or rejecting submissions;
- Every submitter then has the right to appeal the Council's decisions on the proposal to the Environment Court.

## Want more info or help understanding the proposal?

Visit <https://www.qldc.govt.nz/Urban-Intensification> for a fact sheet to help you understand more about the proposal.

A duty planner will also be available during normal office hours during the notification period. Call 03 441 0499 (Queenstown) or 03 443 0024 (Wānaka) or email [pdpenquiries@qldc.govt.nz](mailto:pdpenquiries@qldc.govt.nz).

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