

Public Notice | Pānui

PUBLIC NOTIFICATION OF STAGE 3 OF THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN

Date of public notice: 19 September 2019

Queenstown Lakes District Council invites submissions on Stage 3 of the Queenstown Lakes Proposed District Plan.

Stage 3 includes the review of the following Operative District Plan zones: Industrial A and B zones, Ballantyne Road Mixed Use Special Zone, Three Parks Special Zone and Township zones. Stage 3 also introduces sites of significance to Iwi, and design guidelines for various residential zones.

Stage 3 introduces the following new zones: General Industrial Zone, Three Parks Commercial Zone and Settlement Zone into the PDP. Stage 3 also introduces newly zoned land and a new (district wide) Wāhi Tāpuna Chapter and Overlay on the plan maps, as well as Design Guidelines for various residential zones, that affect Stage 1, 2 and 3 land.

In addition, Stage 3 proposes a number of new zonings, mapping annotations and variations and amendments to land and provisions decided through Stages 1 and 2 of the PDP. The provisions proposed for variation affect the following PDP chapters:

Chapter 2 Definitions; Chapter 7 Lower Density Suburban Residential; Chapter 8 Medium Density Residential; Chapter 9 High Density Residential; Chapter 12 Queenstown Town Centre; Chapter 13 Wānaka Town Centre; Chapter 14 Arrowtown Town Centre; Chapter 15 Local Shopping Centre; Chapter 16 Business Mixed Use Zone; Chapter 21 Rural; Chapter 22 Rural Residential & Rural Lifestyle; Chapter 23 Gibbstown Character Zone; Chapter 24 Wakatipu Basin; Chapter 25 Earthworks; Chapter 26 Historic Heritage; Chapter 27 Subdivision and Development; Chapter 29 Transport; Chapter 30 Energy and Utilities; Chapter 31 Signs; Chapter 36 Noise; and Chapter 43 Millbrook.

The Stage 3 zones apply to the areas of land notified with these zones as shown on the Stage 3 Web Mapping Application Viewer. The notified Stage 3 zones vary the zoning applied to some land already notified in Stages 1 and 2 of the Proposed District Plan, including Frankton Road and Atley Road in Queenstown and Brownston Street and Ballantyne Road in Wānaka.

There may be zoning proposals that affect you, even if the zoning of your land was decided as part of Stage 1 or 2. We invite you to take a look and see what Stage 3 could mean for you.

The district wide chapters and provisions notified as part of Stage 3, and variations to Stage 1 and Stage 2 district wide chapters, will apply to all land notified as part of Stages 1, 2 and 3 of the Proposed District Plan.

All Queenstown Lakes District Ratepayers should receive a summary of the changes proposed by Stage 3 by mail or email. If you didn't receive a copy, you can find it online at www.qldc.govt.nz/proposed-district-plan-stage-3

Where to view Stage 3 of the Proposed District Plan

In addition to viewing the notified Stage 3 proposals online at www.qldc.govt.nz/proposed-district-plan-stage-3 a copy of the Stage 3 proposals (including the notified plan maps) can be viewed at any of the following locations:

Council Offices, between 8.30am and 5.00pm, Monday to Friday:

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

Public Libraries, opening hours vary, please check www.codc-qldc.govt.nz for details:

- 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

Plan Maps

The proposed Stage 3 zoning and mapping annotations can be viewed

online using the Stage 3 Web Mapping Application Viewer: www.qldc.govt.nz/pdpstage3-notifiedversion. The pop up window that appears on opening the viewer contains simple instructions for using the viewer. The bookmarks will take you directly to the notified Stage 3 zone changes. In order to check whether a Wāhi Tāpuna notation applies to any particular property, we recommend that you use the search function.

The Council is not producing a series of PDF maps for Stage 3, but an on-line copy of the notified Stage 3 plan maps will be available to view at Council's offices and all public libraries within the district free of charge.

Submissions

Options for making a submission are:

- Online: www.qldc.govt.nz/proposed-district-plan-stage-3
- Post: Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348, Attention: Proposed District Plan Submission
- Email: pdpsubmissions@qldc.govt.nz (subject line: Proposed District Plan Submission)

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 MFE and New Zealand Legislation websites.

The closing date for submissions is Monday, 18 November 2019.

It is important to be aware that the Council's decisions on the provisions and plan maps notified as part of Stages 1 and 2 of the Proposed District Plan have been issued. Any submissions relating to provisions, zones and mapping annotations not notified as part of Stage 3 of the Proposed District Plan are likely to be considered "out of scope", and will not be able to be considered.

The Stage 3 district wide chapters and some variations apply to all land, or specific land, included in the Proposed District Plan. The Stage 3 zones only apply to the land shown as notified on the Stage 3 Web Mapping Application viewer.

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 ten 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;
- 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 on Stage 3 of the Proposed District Plan 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 Stage 3 of the Proposed District Plan to the Environment Court.

Want more info or help understanding the proposals?

Visit www.qldc.govt.nz/proposed-district-plan-stage-3 to find a range of fact sheets to help you understand some of the more technical aspects of the provisions notified as part of Stage 3.

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 pdpinquiries@qldc.govt.nz

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

