



The Queenstown Lakes District Council is a leading local body which takes enormous pride in all aspects of community service. We are the fastest growing group of communities in the country

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# NOTICEBOARD

## Draft Annual Plan 2008/09 – Have your say

The draft Annual Plan 2008/09 is now open to public comment.

In addition to the draft Annual Plan 2008/09, Council is concurrently undertaking consultation in regard to the following additional matter:

- Statement of proposal to amend the QLDC Council Community Plan 2006-16 (2006 CCP) in relation to the Policy on Development Contributions.

### When can I get a copy?

Copies of the draft Annual Plan 2008/09 (including the statement of proposal referred to above) are available from:

- Council website home page – [www.qldc.govt.nz](http://www.qldc.govt.nz)
- Council offices at Gorge Road, Queenstown and Ardmore Street, Wanaka.
- Libraries district-wide

### The summary

A summary of the draft Annual Plan, including submission form, will be distributed to all households as an insert in newspapers The (Queenstown) Mirror and Wanaka Sun during the week commencing 14 April 2008.

The summary will also be available from the locations above from the same date.

### Make a submission

Submissions must be writing and sent to:

Draft Annual Plan Submission, Queenstown Lakes District Council, Private Bag 50072, Queenstown.

Or email: [services@qldc.govt.nz](mailto:services@qldc.govt.nz)

**Submissions close at 5.00 pm on Monday, 5 May 2008.**

### What happens next?

All submissions will be heard by the Council on 15 and 16 May 2008.

It is intended the Annual Plan 2008/09 will be adopted at the full Council meeting on Friday 27 June 2008.

*This notice is pursuant to Sections 83, 84, 93 and 95 of the Local Government Act 2002.*

## Withdrawal of Plan Change 11: Ground Level

As of 9 April 2008, the above Plan Change to the Partially Operative District Plan is withdrawn.

The reason for the withdrawal is summarised as follows:

*That the Plan Change as notified was not able to resolve the matters under appeal and subsequently a new Plan Change is proposed.*

For further information please phone Scott Figenshow, Senior Policy Analyst at Council on 03 441 0499.

*This notice is pursuant to Clause 8 (d) of the First Schedule of the Resource Management Act 1991.*

## Stopping Portion of Youghal Street, Wanaka

Please refer to [www.qldc.govt.nz](http://www.qldc.govt.nz) under Public Notices for full details.

## Free session with US librarian of the year

The Queenstown Library will be hosting Rivkah Sass, 2006 US librarian of the year, at a free inspirational talk in Queenstown.

**Where:** Queenstown Council Chambers, 10 Gorge Road, Queenstown.

**When:** Friday 11 April 2008, 3.30pm.

This talk will be a 'don't miss' event for librarians, teachers, and anyone interested in being motivated by this amazing and inspirational woman.

Get background information about Rivkah at [www.qldc.govt.nz](http://www.qldc.govt.nz)

## Know your community! – [www.qldc.govt.nz](http://www.qldc.govt.nz)

## Plan Change to the Queenstown Lakes Partially Operative District Plan

As of 9 April 2008, Council has prepared the following Plan Change to the Partially Operative District Plan:

**Plan Change 11B: Definition of Ground Level, Height and the Rural General, Gibbston Character, Low and High Density Residential, Rural Living, Township, Quail Rise and Meadow Park Zone Building Height Standards.**

The purpose of the Plan Change is summarised as follows:

*To implement a clear and consistent Definition of Ground Level. As this plan change relates to a definition in the plan, it has district wide application (excluding the Remarkables Park Zone which is subject to a different ground level definition). It is noted that while the issues identified in relation to the definition largely concern ambiguities with wording, changes to this wording may affect the way maximum building heights are measured. Therefore, to the extent that resource users have relied on alternate interpretations of the definition in terms of calculating building height, the effect of these changes may be significant.*

*The scope of this plan change also extends to include minor and consequential amendments to: the definition of height; height standards in the Rural General, Gibbston Character, Low and High Density Residential, Rural Living, Township, Quail Rise and Meadow Park zones; references to "ground slope" in the Low and High Density Residential zones and the Township zone; and Part 2.1.4 of the Plan relating to information. These changes do not substantively alter the force or effect of the relevant provisions, they merely resolve minor ambiguities with wording*

### What changes are proposed by Plan Change 11B?

#### Provisions Subject to Proposed Plan Change 11B

Provision	Plan Reference
Definition of "Ground Level"	Section D, page D-4
Definition of "Height"	Section D, page D-4
Interpretative Diagram 3	Appendix 4, page A4-2
New Zone provision - 2.1.12 Letter of Certification for Ground Level	Section 2, page 2-8
Provision 2.1.4 Land Use Consents – (ii) drawings and Models (d) bullet point 4	Section 2, page 2-4
Rural General Zone provision 5.3.5.2 Zone Standard (i) Building Height	Section 5, page 5-19
Gibbston Character Zone provision 5.7.5.2 Zone Standard (i) Building Height	Section 5, page 5-51
Low and High Density Residential Zone provision 7.5.5.2 Zone Standards - Residential Activities and Visitor Accommodation in the High Density Residential Zone (iv) Building Height	Section 7, page 7-23
Low and High Density Residential Zone provision 7.5.6.2 Zone Standard - Non-Residential Activities (other than Visitor Accommodation in the High Density Residential Zone) (iii) Building Height	Section 7, page 7-29
Rural Living Areas provision 8.2.4.2 Zone Standard (ii) Building Height	Section 8, page 8-11
Township Zone provision 9.2.5.2 Zone Standard (ii) Building Height	Section 9, page 9-14
Quail Rise Zone provision 12.15.5.2 Zone Standard (ii) Building Height	Section 12, page 12-108
Meadow Park Zone provision 12.17.5.2 Zone Standard (ii) Building Height	Section 12, page 12-123

### Where can I get a copy?

A full copy of the Plan Change and associated Section 32 Report can be inspected at the following locations:

- Council website - [www.qldc.govt.nz](http://www.qldc.govt.nz).
- Queenstown Lakes District Council offices in Queenstown and Wanaka;
- Queenstown and Wanaka Libraries;
- Lakes Environmental offices in Queenstown and Wanaka.

### Make a Submission

Any person may make a submission to the proposed Plan Change. Submission forms are available from the above locations. The closing date for submissions is **Monday, 12 May 2008**. Submissions must be in writing and sent to:

Cara Doyle, Queenstown Lakes District Council, PO Box 50072, Queenstown, fax: 03 450 2223 or email: [carad@qldc.govt.nz](mailto:carad@qldc.govt.nz)

### What happens next?

Following the receipt of public submissions, a summary of the submissions lodged will be prepared. This will be publicly notified and any person may lodge a further submission in support or opposition to any original submission.

The Council will appoint a Hearing Committee to assess the Plan Change and the submissions lodged to it, including further submissions. The Committee will hold a public hearing to enable submitters to present their submissions.

Following deliberation, a decision will be issued by the Council to withdraw, retain or modify the Plan Change. Any person who was a submitter, or lodged a further submission, and who is not satisfied with the decision reached, may appeal that decision to the Environment Court.

### Want more info?

For further information regarding this Plan Change or the process outlined above, please call Scott Figenshow at the Queenstown Lakes District Council on 03 441 0607.

*This notice is pursuant to Clause 5 of the First Schedule to the Resource Management Act 1991.*

## Summary of Decisions Requested for Plan Change 32: Ballantyne Ponds - Wanaka

As of 9 April 2008, a summary of decisions requested is available for inspection for the above plan change.

### Where can I get a copy?

A full copy of the summary of decisions requested and further submission forms are available at the following locations:

- Council website: [www.qldc.govt.nz](http://www.qldc.govt.nz) – under District Plan Changes Underway;
- Queenstown Lakes District Council offices in Queenstown and Wanaka;
- Libraries district-wide;
- Lakes Environmental offices in Queenstown and Wanaka.

A copy of the original submissions can be viewed at the Queenstown council office or on the Council website.

### Make a Further Submission

Any person may lodge a further submission in support or opposition to any original submission.

Further submissions must be sent in writing to:

Queenstown Lakes District Council, Private Bag 50072, Queenstown, Attention: Strategy and Planning team

All further submissions must be received by **5.00 pm, Friday, 9 May 2008**.

If you make a further submission, you must, within 5 working days of lodging that further submission to the Council, serve a copy of the further submission on the person who made the original submission.

### What happens next?

Following collation of all further submissions received, the Council will appoint a Hearings Panel to assess the Plan Change and the submissions lodged to it, including further submissions. The Panel will hold a public hearing to enable any submitters to present their submissions in person.

Following deliberation, a decision will be issued by the Hearings Panel to withdraw, retain or modify the Plan Change. Any person who was a submitter, or lodged a further submission, and who is not satisfied with the decision reached, may appeal that decision to the Environment Court.

### Want more info?

For further information regarding this Plan Change or the process outlined above, please phone the Council on 03 441 0499.

*This notice is pursuant to Clause 7 of the First Schedule to the Resource Management Act 1991*