



Proposed District Plan Stage 3b

Proposed Rural Visitor Zone & Variation to Open Space Chapter

PUBLIC NOTIFICATION OF RURAL VISITOR ZONE AND VARIATION TO OPEN SPACE CHAPTER - STAGE 3B OF THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN

Date of public notice: 31 October 2019

Queenstown Lakes District Council invites submissions on Stage 3b of the Queenstown Lakes Proposed District Plan: Chapter 46 Rural Visitor Zone, and a variation to Chapter 38 Open Space and Recreation.

Stage 3b is the result of reviewing Section 12 – Special Zones (Rural Visitor Zones) in the Operative District Plan. It introduces a new Chapter 46 Rural Visitor Zone and a series of zoning proposals, mapping notations, and variations and amendments to parts of zones and chapters that were decided through Stages 1 and 2 (including variations to the following Proposed District Plan Chapters: Chapter 25 Earthworks; Chapter 27 Subdivision and Development; Chapter 31 Signs; and Chapter 36 Noise). It also introduces a variation to Chapter 20 Settlement Zone in relation to Cardrona Village and the Cardrona Character Guideline 2012.

Stage 3b also includes a variation to Chapter 38 Open Space and Recreation and associated changes to Chapter 36 Noise and Chapter 29 Transport. The text of the public notice for Stage 3 on 19 September 2019 did not note these changes in full, requiring them to be notified as part of Stage 3b.

The district wide chapters and provisions, and the variations to Stage 1, 2 and 3 district wide chapters, will apply to all land notified as part of Stages 1, 2, 3 and 3b. The notified zones on the Web Mapping Application Viewer predominantly affect land zoned Townships and in the Operative District Plan at Cardrona, and land zoned Rural Visitor Zone in the Operative District Plan at Arthurs Point, land adjacent to Wānaka Airport, Arcadia, Blanket Bay, Cecil Peak and Walter Peak. With the exception of the land adjacent to Wānaka Airport, the Rural Visitor Zone proposals affect land identified as Outstanding Natural Landscape. The variation to Chapter 38 Open Space and Recreation affects the PDP planning maps at Wānaka Town Centre, Queenstown Town Centre and Arrowtown Town Centre.

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

Where to view the Proposed District Plan Stage 3b

In addition to viewing the notified Proposed District Plan proposals online it can also be viewed at any of the following locations during business hours (8.30am-5.00pm).

Council Offices:

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

You can also view the Proposed District Plan online free of charge at any of the following locations during Library open hours. (Library opening hours vary, please check www.codc-qldc.govt.nz for details).

Public Libraries:

- 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

Planning Maps

We invite you to take a look and see what these proposals mean for you online at <https://www.qldc.govt.nz/pdpstage3-notifiedversion>

The above Web Mapping Application Viewer contains a set of bookmarks which take you to the notified Stage 3b zone changes.

- You can also use the search function and navigate to sites that interest you to double check the planning maps for that area.

Unlike previous stages of the district plan review, the Web Mapping Application Viewer is the only place where you can find the proposed Stage 3 and 3b zones and mapping notations. The Council are not producing a numbered series of maps.

Submissions

The Council invites any person to make a submission on the Proposed District Plan Stage 3b provisions, variations and mapping notations. It is important to be aware that the hearings for Stage 1 and 2 are now complete. The Stage 3b zones apply where they have been notified on the Stage 3 Web Mapping Application viewer. A submission on plan provisions and mapping annotations that are not on Stage 3b of the Proposed District Plan is likely to be “out of scope” and if so would not be able to be considered.

Options for making a submission are:

- **Online:** www.qldc.govt.nz/proposed-district-plan-stage-3b
- **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)

If you decide not to make a submission using our online form, please be aware that written submissions must be on Form 5 as prescribed by the Resource Management Act 1991. Your submission must state whether or not you wish to speak to your submission at a hearing. This form is available from the locations listed above and the MFE website.

The closing date for submissions is Monday 2 December 2019.

What happens next?

After submissions close:

- We will prepare a summary of decisions requested by submitters and publicly notify the availability of this summary and where the summary and full submissions can be inspected;
- People who represent a relevant aspect of the public interest or have an interest greater than the interest of 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;
- 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 notice of its decision on the Proposed District Plan (Stage 3b) and matters raised in submissions, including its reasons for accepting or rejecting submissions;
- Every submitter then has the right to appeal the decision on the Proposed District Plan (Stage 3b) to the Environment Court.

Want more info or help understanding the proposals?

Visit www.qldc.govt.nz/proposed-district-plan-stage-3b to find a range of fact sheets to help you understand some of the more technical parts of the Stage 3 district plan proposals.

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

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

WHAT'S BEING PROPOSED?

- More controls on what types of development are appropriate, where development may occur and the scale of buildings at Arcadia, Walter Peak, Cecil Peak and Blanket Bay. The revised Rural Visitor Zone would apply.
- Re-zoning undeveloped 'Windermere' land adjacent to Wānaka Airport to Rural Zone.
- Re-zoning Rural Visitor Zone land at Arthurs Point to Medium Density Residential with a Visitor Accommodation subzone to reflect this area is part of urban Queenstown. Parts of the existing Rural Visitor Zone on the slopes of Mount Dewar and the Shotover River would be re-zoned to Rural Zone and form part of the wider Outstanding Natural Landscape.
- Areas of the existing Rural Visitor Zone that are likely to be unsuitable for development will be zoned Rural, or (as with large parts of Walter Peak and Arcadia) would have buildings made non-complying.
- Re-zoning Cardrona from Rural Visitor Zone to Settlement Zone (Townships). A commercial precinct will be applied to some of the land that fronts Cardrona Valley Road, and a Visitor Accommodation subzone will be applied to the remaining areas. Many of the existing rules that allow buildings up to three storeys will be retained and buildings will need to reflect the Cardrona Village Character Guidelines.