

PLAN CHANGE TO QUEENSTOWN LAKES DISTRICT PLAN Plan Change 54 - Northlake

Queenstown Lakes District Council gives public notice as of 27 October 2022 that it has accepted and is inviting submissions on the following private plan change to the District Plan: Plan Change 54: Northlake.

The purpose of the Plan Change is to:

- Amend the Structure Plan, policies and rules of the Northlake Special Zone (Section 12) to enable and provide for legal access (for transportation and infrastructure purposes) to the adjoining land to the west legally described as Section 2 of 5 BLK XIV Lower Wanaka SD and known as Sticky Forest;
- Amend the Structure Plan, policies and rules of the Northlake Special Zone to provide for a new residential Activity Area (B6) in the northwest part of the zone, with consequential amendments to the existing configuration of Activity Areas B2, C1 and E1; and
- A consequential amendment to the Subdivision and Development chapter (Section 15) in relation to the proposed legal access to Sticky Forest.

The land directly affected by the plan change is located in the northwestern part of the Northlake Special Zone, immediately east of Sticky Forest and west of Lammermoor Street, and including identification on the Structure Plan of Riverslea Road as a “required road link”. The land is owned by Northlake Investments Limited.

The above provides only a broad overview of the key changes set out in the private plan change.

Where to view the plan change to the District Plan

In addition to viewing the notified proposal online at <https://www.qldc.govt.nz/pc54-northlake>, 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

Physical copies are not available at public libraries, but Council’s Website can be accessed here free of charge:

Public Libraries, opening hours vary, please check <https://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
- Frankton Library: Hawthorne Drive

Submissions

Any person may make a submission on this proposed plan change.

The Options for making a submission are:

- **Online:** <https://www.qldc.govt.nz/pc54-northlake>
- **Post:** Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348, Attention: Operative District Plan Submission
- **Email:** pdpsubmission@qldc.govt.nz (subject line: Plan Change 54 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 Ministry for the Environment and New Zealand Legislation websites.

The closing date for submissions is Friday 24 November 2022.

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?

A duty planner will 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.