

Decisions on District Plan Changes

As of 10 December 2008, the Queenstown Lakes District Council has made decisions on the following Plan Changes to the Queenstown Lakes District Plan:

Plan Change 11B	Definition of Ground Level
Plan Change 18	Mount Cardrona Station Special Zone
Plan Change 22	Definition of Visitor Accommodation
Plan Change 32	Ballantyne Road Mixed Use Zone

The purposes of the Plan Changes are as follows:

Plan Change 11B – Definition of Ground Level

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. Thus, 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.

Plan Change 18 – Mount Cardrona Station Special Zone

To relocate the zone boundaries and improve the provisions in order to provide a zone which enables the development potential of the current zone but does so in a way which has significantly less adverse effect on the landscape. In addition, the zone provisions would be further refined to ensure an appropriate mix of uses within the zone, such that provision of permanent residential housing, visitor accommodation, worker housing, and ancillary small scale commercial amenities are all assured.

Plan Change 22 – Definition of Visitor Accommodation

To resolve the consenting dilemma currently existing where a homeowner cannot advertise and rent their house on a short-term basis for even just a few days per year, while away on holiday, without having resource consent for visitor accommodation.

The Decision sets out a programme for Registered Holiday Homes and Registered Homestays, that enables a property owner a limited scale of visitor/guest use, subject to relevant definitions and standards, without obtaining resource consent. A brochure and application accompanies the decision with further information.

Plan Change 32 – Ballantyne Road Mixed Use Zone

To rezone land containing the Wanaka oxidation ponds from the current Rural General Zone to a Special Zone (Ballantyne Road Mixed Use Zone) to allow for yard based industry and mixed business/office activities on the land.

Where can I view the decisions?

A full copy of the above decisions can be inspected at the following locations:

- Queenstown Lakes District Council offices during normal office hours (8.00am to 5.00pm) at 10 Gorge Road, Queenstown and 48 Ardmore Street, Wanaka.
- Queenstown Lakes District Libraries: Queenstown (10 Gorge Road) Wanaka (Bullock Creek/Dunmore Street), Arrowtown (58 Buckingham Street).
- Lakes Environmental, Shotover Street, Queenstown and 33-35 Reece Crescent, Wanaka.
- Council website- www.qldc.govt.nz

For further information regarding the above decision please call the Council on 441 0499.

This notice is pursuant to Clauses 10 and 11 of the First Schedule to the Resource Management Act 1991.