

Plan Change 50: Queenstown Town Centre Zone Extension

Queenstown Lakes District Council gives public notice as of **15th September 2014** that it has prepared the following Plan Change to the District Plan: Plan Change 50 - Queenstown Town Centre Zone Extension.

The purpose of the Plan Change is:

To provide for an extension to the existing Queenstown Town Centre Zone through the rezoning of:

- The Council-owned Lakeview site;
- Some privately owned land adjoining the Lakeview site and bounded by Thompson and Glasgow Streets;
- 34 Brecon Street site;
- Two additional blocks bounded by Camp Street, Isle Street, Man Street, and Hay Street (the '**Isle Street blocks**'); and
- The Lake Street/Beach Street/ Hay Street/ Man Street block (the '**Beach Street block**').

It is proposed that both the Lakeview site and Isle Street blocks will be rezoned Queenstown Town Centre Zone and will form sub-zones to the Queenstown Town Centre Zone. The property at 34 Brecon Street is proposed to form part of the Lakeview sub-zone. Both the Lakeview and Isle Street sub-zones will introduce changes to the Queenstown Town Centre Zone objectives, policies and rules to provide for intensification of these areas, while encouraging a broader range of land use activities, including the provision of a convention centre within the Lakeview sub-zone.

The Beach Street block will be rezoned Queenstown Town Centre Zone; however will retain the existing High Density Residential Zone height and noise standards that apply to this area of land.

The Plan Change also proposes changes to both the Transport (Chapter 14) and Subdivision (Chapter 15) sections of the Operative Queenstown Lakes District Plan.

The submission period commences Monday 15 September 2014 as advised on our website and in the Otago Daily Times Public Notice's on 13 September 2014.

How can I find out more about this Plan Change?

- Read and download the Plan Change and the associated Section 32 Evaluation Report on the QLDC website: www.qldc.govt.nz – under Planning - District Plan Changes
- Read the Plan Change and the Section 32 Evaluation Report at the following locations:
 - **Queenstown**
Council offices: 10 Gorge Road & 74 Shotover Street
Public library: 10 Gorge Road
 - **Wanaka**
Council offices: 47 Ardmore St Street
Public library: Dunmore Street, Wanaka
 - **Arrowtown**
Public library: 58 Buckingham Street

Making a Submission

Any person may make a submission to the proposed Plan Change. You can download a submission form from the website or get a copy from the same locations above. Submissions close on **10th October 2014**. Submissions must be in writing and sent to:

Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN
Attention: **Policy Team – Plan Change 50**
Or email to pcsubmission@qldc.govt.nz (quote "**Plan Change 50**" in the subject line).

What happens next?

Following the receipt of public submissions, we will prepare a summary of the decisions requested and publicly notify it for further submissions. You can only make a further submission if you represent a relevant aspect of the public interest (e.g. a community association or environmental organisation) or you have an interest in the Plan Change that is greater than the general public (e.g. the Plan Change affects your property rights).

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

Following deliberation, the Council will decide 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 to know more?

For further information regarding this Plan Change, please call Nigel Bryce on (03) 477 2119 (extension 2) and/or download a copy of the "Guide to Plan Changes in the Queenstown Lakes District" from the Council website or pick up a copy from your local Council office.

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