

Taking part in a hearing: Tips for reading the s42A Reports

This fact sheet is designed to help you understand and navigate the s42A Reports prepared as part of the Urban Intensification Variation (UIV) process. It outlines what the reports are, how they're structured, and what's covered, so you can more easily find the information that matters most to you.

We understand that the amount of information in front of you can feel overwhelming. These reports are detailed and technical, but don't worry, you're not expected to know it all.

We're here to support you. Our Duty Policy Planner is available during office hours to answer your questions, help you understand the reports, or guide you to the right sections. Please phone **03 441 0499** or email **pdpenquiries@qldc.govt.nz**

What is a s42A Report?

A s42A Report is written by a planner for Queenstown Lakes District Council (QLDC) to help the Independent Hearing Panel decide what changes (if any) should be made to the UIV.

It:

- » Summarises the matters raised in submissions received,
- » Considers any changes sought in submissions alongside statutory requirements (like the National Policy Statement on Urban Development, the Strategic Directions of the Proposed District Plan, and the RMA),
- » Provides recommendations to accept, partially accept, or reject the the changes sought by submitters,
- » Includes technical evidence that supports the UIV and responds to submissions.

The Panel uses this report (alongside submitters' evidence) to make its final recommendations after the hearing.



How are the s42A Reports organised?

Because so many submissions were received (over 1,250), there are multiple s42A Reports, grouped by topic, location, or chapter. Each one follows a similar structure:

1. Matters raised in submissions

This addresses main points raised, grouped by topic or provision. S42A Reports are not required to respond to each submission point individually, rather they address the matters raised by submitters. If specific relief is sought by a submitter on the wording of a provision, then this wording is included in the summary.

2. Planning assessment

Weighs up the submissions against the notified proposal referring to planning documents. This includes reference to the National Policy Statement on Urban Development (NPS-UD), the Strategic Objectives and Policies of the Proposed District Plan (PDP) and may include reference to relevant provisions of the Otago Regional Policy Statement (ORPS).

3. Recommendations

States whether the changes requested are accepted, accepted in part, or rejected.

4. Evaluation of changes recommended

If a change is recommended, it includes a brief evaluation (called a s32AA) to explain why.

Appendices – found only in Strategic Evidence s42A Report

- a. **Strategic Appendix 1:** shows the notified provisions in black font with strike-through and underlined text, with the recommendations in the s42A Reports shown in red font using the same strike-through and underlining. Comment bubbles say which s42A Report the recommended change is addressed in.
- b. **Strategic Appendix 2:** A spreadsheet listing each submission point and the planner's recommendation.

What's in each s42A Report?

Here's a summary of the reports and what they cover:

Strategic Evidence

Prepared by Amy Bowbyes

Explains the purpose of the UIV and the strategic approach behind it. Includes Strategic Appendices 1 & 2 (see previous page).

Arrowtown

Prepared by Amy Bowbyes

Covers submissions relating to Arrowtown. Focuses on the following chapters that apply only to Arrowtown:

- » Lower Density Suburban Residential Zone (Ch 7)
- » Medium Density Residential Zone (Ch 8)
- » Local Shopping Zone (Ch 15)
- » Subdivision and Development (Ch 27)

Chapters 2, 4, 7

Prepared by Amy Bowbyes

Covers submissions on:

- » Definitions (Ch 2)
- » Urban Development (Ch 4)
- » Lower Density Suburban Residential Zone (Ch 7)

Chapters 8, 9 & Hāwea Residential

Prepared by Corinne Frischknecht

Covers submissions on:

- » Medium Density Residential Zone (Ch 8)
- » High Density Residential Zone (Ch 9)
- » Hāwea

Town Centres & Business Zones

Prepared by Corinne Frischknecht

Covers submissions on:

- » Queenstown Town Centre (Ch 12) & Wānaka Town Centre (Ch 13)
- » Local Shopping Centres (Ch 15)
- » Business Mixed Use Zone (Ch 16)

Subdivision & Development

Prepared by EJ Matthee

Focuses on Subdivision and Development (Ch 27) of the PDP.

Rezoning: Business & Hāwea

Prepared by Corinne Frischknecht

Looks at rezoning requests for:

- » Business land
- » Land in Hāwea

Rezoning: Residential

Prepared by Rachel Morgan

Covers residential rezoning requests.

Expert evidence

The authors of the s42A reports have referred to evidence prepared by experts in their field relating to the UIV when making recommendations.

- » **Urban Design** – Cameron Wallace
- » **Economics** – Susan Fairgray
- » **Heritage & Character** – Richard Knott
- » **Three Waters Infrastructure** – Richard Powell

Need help finding your way through it all?

We're just a call or email away and are ready to help you navigate the process. Don't hesitate to get in touch with our Duty Policy Planner for any questions big or small by calling **03 441 0499** or emailing pdpenquiries@qldc.govt.nz

