
SOLID FUEL FIRE PLACES IN SHOTOVER COUNTRY & OTHER ZONES

In the following zones, resource consent is required for the installation of new fire places:

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- 03** Millbrook Resort and Waterfall Park Resort Zones
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- 05** Remarkables Park Zone
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01

WHY A GUIDELINE?

Using solid fuel to heat buildings is the greatest cause of air pollution in Otago. The effects of emissions from solid fuel burners are also more concentrated in some areas than others. For these reasons, the installation of new fire places within the Queenstown Lakes District can in some cases require resource consent under the District Plan.

02

SHOTOVER COUNTRY SPECIAL ZONE

Solid fuel burning fire places or appliances within Shotover Country are a Non-Complying activity pursuant to 12.30.3.5(viii) of the District Plan and therefore require resource consent.

Please note that the council does not support solid fuel burning fire places, and resource consent applications have been declined for fire places in this zone, which are contrary to policy. Accordingly, applications are not recommended, and will likely continue to be declined. Please contact QLDC planning staff if you are considering installation of a fire place in this zone.

03

MILLBROOK RESORT & WATERFALL PARK RESORT ZONES

Solid fuel fires in the Millbrook Resort and Waterfall Park Resort zones are a Non-Complying activity pursuant to Zone Standard 12.2.5.2(xiii) of the District Plan and therefore require resource consent. Please note that this standard states that there shall be no other solid fuel fires in the zone aside from within club house and other communal buildings.

04

RURAL VISITOR ZONES

(Cecil Peak, Walter Peak, Cardrona, Blanket Bay, Arthurs Point, Arcadia Station and Windermere)

Solid fuel fire places within the Rural Visitor zones are a Non-Complying activity pursuant to Zone Standard 12.4.5.2(ii) of the District Plan and therefore require consent. It is noted that this standard states that aside from feature open fire places in communal areas in buildings, open fire places are not permitted other than Council approved log burners and there shall be no other solid fuel fires.

Please note that Council does not have a list of Council approved log burners and defers to the Otago Regional Council and Ministry for the Environment in this regard.

05

REMARKABLES PARK ZONE

Open fire places within the Remarkables zone are a Non-Complying activity pursuant to Zone Standard 12.11.5.2(ix) of the District Plan and therefore require resource consent. It is noted that this zone standard states that there shall be no open solid fuel fires.

06

BALLANTYNE ROAD MIXED USE ZONE

Open fire places within the Ballantyne Road Mixed Use Zone are a Non-Complying activity pursuant to Zone Standard 12.24.5.2(xi) of the District Plan and therefore require resource consent. It is noted that this standard states that there shall be no open solid fuel fires.

07

MEADOW PARK ZONE

Solid fuel fires within residential dwellings in the meadow park zone are permitted and do not require resource consent under the Queenstown Lakes District Council Operative District Plan*. However, open fire places require resource consent for a Non-Complying activity pursuant to Zone Standard 12.17.5.2(xiii) of the District Plan.

**Please note that the Meadow Park zone is within the Otago Regional Council Air Zone 1 and consequently consent may be required for solid fuel burners in this zone under the Regional Plan: Air.*

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LAKE HAYES ESTATE LOW DENSITY RESIDENTIAL ZONE

While a resource consent is not required for a fireplace in the Low Density Residential Zone zone, fire places are prohibited for many properties through a private Covenant registered on their Computer Freehold Register which states that a lot owner must not erect, construct or install any solid fuel burning fireplace or appliance in any building. This means that no fireplaces are permitted. Any person may enforce the covenant. If you are aware of solid fuel burning appliances in the Lake Hayes Estate area, please notify the planning department.

In Lake Hayes Estate, some properties are also zoned Rural Residential. In these areas fireplaces may or may not be restricted depending on whether a consent notice was imposed at the time of subdivision. Please check with Council's Duty Planning Officer as to the zoning of your property.

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ALL OTHER ZONES

Prior to installation of a fire place in any other zone not mentioned above, a check of the following documents is required to ensure there is no impediment:

-  Check for any Covenants or Consent Notices registered on the property's Computer Freehold Register which prevent the installation of fire places.
-  Check with Otago Regional Council (ORC) as they administer domestic heating appliances under Plan Change 2 of the Regional Plan: Air for Otago. This is of particular note to Arrowtown residents which is within the ORC Air Zone 1.
-  Check the Ministry for the Environment list of approved wood burners: **www.mfe.govt.nz/air/home-heating-and-authorised-wood-burners/burners**