

## Plan Change 53 - Northlake

Queenstown Lakes District Council gives public notice as of **18 January 2018** that it has 'accepted for processing' and is inviting submissions on the following private plan change to the Operative District Plan: Plan Change 53: Northlake.

### The purpose of the Plan Change is to:

- Alter the Northlake Special Zone Structure Plan boundaries. This would increase the size of the zones (Activity Area D1) where retirement villages and commercial activities are provided for and enable higher housing densities on flat areas of the Northlake Special Zone.
- Amend the rule limiting retail floor area from 200m<sup>2</sup> per activity with a maximum floor area of 1000m<sup>2</sup>. It is sought to allow up to 2,500m<sup>2</sup> total retail floor area, and a single retail activity of up to 1,250m<sup>2</sup> gross floor area to facilitate a supermarket, while retaining the 200m<sup>2</sup> cap for other commercial and retail activities.
- Undertake amendments to rules controlling landscaping and the bulk and location of development to recognise the extension to Activity Area D1, with regard to the setback of buildings, building height, access, and landscaping adjacent to Outlet Road.
- Amend a rule that states that fish and meat processing is prohibited. It is sought to add an exemption to this rule that would permit fish and meat processing that is ancillary to a retail activity such as a supermarket within Activity Area D1.
- Delete a rule in the Subdivision, Development and Financial Contributions Chapter 15 that requires a minimum amount of house lots to be approved prior to permitting community facilities.
- Amend the sign rules in Chapter 18 Signs where they relate to the Northlake Special Zone.

The land sought to be rezoned and directly affected by the plan change is located centrally within the Northlake Special Zone and is owned by Northlake Investments Limited. The scope of the plan change is limited to this land.

The above provides only a broad overview of the key changes set out by the requestor.

### How can I find out more about this plan change?

A full copy of the plan change and associated Section 32 Report can be inspected at the following locations:

- QLDC website: [www.qldc.govt.nz](http://www.qldc.govt.nz) – under District Plan Changes
- **Queenstown**  
Council offices: 10 Gorge Road  
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. Submission forms can be downloaded from the website or are available from the above locations. The closing date for submissions is **16 February 2018**. Submissions must be in writing and sent to:

Queenstown Lakes District Council  
Private Bag 50072  
QUEENSTOWN  
Attention: **Policy Team – Plan Change 53**  
Or email to [pcsubmission@qldc.govt.nz](mailto:pcsubmission@qldc.govt.nz) (quote "Plan Change 53 Submission" in the subject line).

### What happens next?

Following the receipt of public submissions, a summary of the decisions requested will be prepared. This will then be publicly notified 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 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 Committee to assess the Plan Change and the submissions lodged to it, including further submissions. The Committee will hold a public hearing to enable submitters to present their submissions.

Following deliberation, a decision will be issued by the Council to decline, approve, or approve with modifications 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 more info?**

For further information regarding this Plan Change, please call Craig Barr on (03) 441 0499 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.*