

Reprint
as at 16 September 2019



Housing Accords and Special Housing Areas (Queenstown-Lakes) Order 2017

(LI 2017/239)

Housing Accords and Special Housing Areas (Queenstown-Lakes) Order 2017: revoked, on 16 September 2019, by clause 3.

Patsy Reddy, Governor-General

Order in Council

At Wellington this 14th day of August 2017

Present:

Her Excellency the Governor-General in Council

This order is made under sections 15 to 17 of the Housing Accords and Special Housing Areas Act 2013—

- (a) on the advice and with the consent of the Executive Council; and
- (b) on the recommendation of the Minister for Building and Construction made in accordance with sections 15(2) and (7) and 16(2), (3), and (4)(a)(i) of that Act.

Contents

	Page
1 Title	2
2 Commencement	2
3 Revocation of this order	2

Note

Changes authorised by subpart 2 of Part 2 of the Legislation Act 2012 have been made in this official reprint.
Note 4 at the end of this reprint provides a list of the amendments incorporated.

This order is administered by the Ministry of Housing and Urban Development.

4	Interpretation	2
5	Outline	2
6	Declaration of special housing areas	3
7	Criteria for qualifying developments in special housing areas and parts of special housing areas	3
	Schedule 1	4
	Queenstown (Gorge Road) special housing area	
	Schedule 2	6
	Arthurs Point (Bullendale Drive) special housing area	
	Schedule 3	6
	Lake Hawea special housing area	
	Schedule 4	7
	Bright Sky (Wanaka) special housing area	
	Schedule 5	8
	Queenstown (Coneburn Valley) special housing area	

Order

1 Title

This order is the Housing Accords and Special Housing Areas (Queenstown-Lakes) Order 2017.

2 Commencement

This order comes into force on the day after the date of its notification in the *Gazette*.

3 Revocation of this order

This order is revoked on 16 September 2019.

4 Interpretation

In this order, unless the context otherwise requires,—

Act means the Housing Accords and Special Housing Areas Act 2013

affordable dwelling means—

- (a) a studio dwelling; or
- (b) a 1-bedroom dwelling; or
- (c) a 2-bedroom dwelling.

5 Outline

- (1) This order—

- (a) declares 5 areas in the district of Queenstown-Lakes District Council to be special housing areas for the purposes of the Act; and
 - (b) sets out criteria that apply for qualifying developments in those special housing areas or in parts of those special housing areas.
- (2) This clause is only a guide to the general scheme and effect of this order.
- (3) *See also* <https://www.hud.govt.nz/residential-housing/housing-affordability/housing-accord/queenstown-lakes-housing-accord> for associated special housing area maps.

Clause 5(1)(a): amended, on 30 August 2019, by clause 4 of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order (No 2) 2019 (LI 2019/200).

Clause 5(1)(a): amended, on 7 December 2018, by clause 4(2) of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order 2018 (LI 2018/244).

Clause 5(1)(b): amended, on 7 December 2018, by clause 4(3) of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order 2018 (LI 2018/244).

Clause 5(3): replaced, on 7 December 2018, by clause 4(4) of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order 2018 (LI 2018/244).

6 Declaration of special housing areas

The area comprising all the land identified in Part 1 of each schedule of this order is severally declared to be a special housing area for the purposes of the Act.

Clause 6 heading: amended, on 7 December 2018, by clause 5(1) of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order 2018 (LI 2018/244).

Clause 6: amended, on 7 December 2018, by clause 5(2) of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order 2018 (LI 2018/244).

7 Criteria for qualifying developments in special housing areas and parts of special housing areas

- (1) The criteria set out in Part 2 of each schedule of this order—
- (a) are criteria that apply for qualifying developments in the special housing area to which the schedule relates; but
 - (b) if set out beneath an identified part of the special housing area (for example, Area A), are criteria that apply for a qualifying development to the extent the qualifying development is in that part.
- (2) In calculating the percentage of dwellings that must be affordable dwellings, if the calculation results in a fractional dwelling of one-half or more, that dwelling is counted as 1 dwelling, and any lesser fraction may be disregarded.

Clause 7 heading: amended, on 7 December 2018, by clause 6(1) of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order 2018 (LI 2018/244).

Clause 7(1): amended, on 7 December 2018, by clause 6(2) of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order 2018 (LI 2018/244).

Clause 7(1)(a): amended, on 7 December 2018, by clause 6(3) of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order 2018 (LI 2018/244).

Schedule 1

Queenstown (Gorge Road) special housing area

cls 6, 7

Part 1

Description of area

Area A, land identification	Area A, computer register/<i>Gazette</i> reference	Area A, area (ha)
Part Lot 48 DP 8591	Balance <i>Gazette</i> notice 602734	2.4725
Lot 1 DP 19293	OT10C/115	0.0370
Lot 2 DP 19293	OT10C/116	0.0150
Area B, land identification	Area B, computer register/<i>Gazette</i> reference	Area B, area (ha)
Lot 1 DP 19259	OT10C/859	0.0746
Lot 2 DP 19259	OT10C/860	0.0525
Lot 3 DP 19259	OT10C/861	0.0524
Lot 4 DP 19259	OT10C/862	0.0503
Lot 5 DP 19259	OT10C/863	0.0562
Lot 6 DP 19259	OT10C/864	0.0547
Lot 7 DP 19259	OT10C/865	0.0629
Lot 8 DP 19259	OT10C/866	0.0765
Lot 9 DP 19259	OT10C/867	0.0725
Lot 2 DP 23596	OT15D/234	0.0814
Lots 4 and 5 DP 7237	117587	0.1819
Lot 13 DP 7727	OTB1/1178	0.1014
Lot 3 DP 7237	OT3A/410	0.0804
Lot 1 DP 20808	OT12C/1069	0.2073
Lot 6 DP 11827 and Section 1 SO 433650	583194	0.1333
Lots 1 and 2 DP 21926	563600	0.0841
Lot 1 DP 24000	OT16A/549	0.0232
Lot 2 DP 24000	OT16A/550	0.0286
Lot 3 DP 24000	OT16A/551	0.0399
Lot 1 DP 11827	OT3C/920	0.1171
Lot 2 DP 11827	OT7A/398	0.1070
Lot 3 DP 11827	OT7A/399	0.0994
Lot 1 DP 11297	OT5B/1426	0.1963
Lot 2 DP 11297	OT5B/1427	0.3038
Lots 3 and 4 DP 11297	OT10B/1057	0.2018
Lot 5 DP 11297	OT2D/544	0.0804
Lot 6 DP 11297	OT15C/1192	0.3617
Lot 7 DP 11297	OT15C/1193	0.1502
Lot 8 DP 11297	OT2D/547	0.1404
Lot 1 DP 10731	OT1D/888	0.9515

Area B, land identification	Area B, computer register/<i>Gazette</i> reference	Area B, area (ha)
Lot 2 DP 10731	OT15B/311	0.1012
Lot 3 DP 10731	OT1C/847	0.1012
Lot 3 DP 20808 and Section 1 SO 464148	649531	0.9536
Section 2 SO 464148	654118	0.9672
Lot 1 DP 7753	OT398/158	0.0832
Lot 2 DP 7753	OT376/71	0.0832
Lot 3 DP 7753	OT379/31	0.0832
Lot 4 DP 7753	OT365/250	0.0814
Lot 6 DP 7753	OT411/86	0.0832
Lot 7 DP 7753	OT389/233	0.0832
Lot 2 DP 23562	OT15D/10	0.0405
Lot 2 DP 23516	OT15B/876	0.2142
Lots 13 to 17 DP 19259	350928 and 350929	0.3620
Units 1 to 54 AU1 to 36 DP 302209 on Lots 1 to 3 DP 15462	34070 and 8641-8694	1.4038
Lot 1 DP 12317	OT4D/237	0.0372
Lot 2 DP 12317 and Lot 2 DP 12188	681788	0.1207
Lot 3 DP 12188	681787	0.0508
PUA AUA1 to AUA3 DP 23903 on Lot 1 DP 23562	OT16A/213 and OT16A/215 OT16A/214 and OT16A/215	0.0409
PUB AUB1 and AUB2 DP 23903 on Lot 1 DP 23562		
Lot 47 DP 8591	<i>Gazette</i> notice 394798	3.7833

Part 2

Criteria for qualifying developments

Criteria for qualifying developments in parts of Queenstown (Gorge Road) special housing area

	Area A	Area B
Maximum number of storeys that buildings may have:	4	6
Maximum calculated height that buildings must not exceed:	15 metres	20 metres

Criteria for qualifying developments in Queenstown (Gorge Road) special housing area

Minimum number of dwellings to be built:	3
Percentage of dwellings that must be affordable dwellings:	30% (<i>and see</i> clause 7(2))

Schedule 2

Arthurs Point (Bullendale Drive) special housing area

cls 6, 7

Schedule 2: inserted, on 7 December 2018, by clause 7 of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order 2018 (LI 2018/244).

Part 1

Description of area

Land identification	Computer register	Area (ha)
Lot 2 DP 12913	OT8D/1223	4.1227

Part 2

Criteria for qualifying developments

Maximum number of storeys that buildings may have:	4
Maximum calculated height that buildings must not exceed:	11 metres
Minimum number of dwellings to be built:	3

Schedule 3

Lake Hawea special housing area

cls 6, 7

Schedule 3: inserted, on 28 June 2019, by clause 5 of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order 2019 (LI 2019/140).

Part 1

Description of area

Schedule 3 Part 1: inserted, on 28 June 2019, by clause 5 of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order 2019 (LI 2019/140).

Land identification	Computer register	Area (ha)
Lot 2 DP 343855	180128	34.467

Part 2

Criteria for qualifying developments

Schedule 3 Part 2: inserted, on 28 June 2019, by clause 5 of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order 2019 (LI 2019/140).

Maximum number of storeys that buildings may have:	2
Maximum calculated height that buildings must not exceed:	8 metres
Minimum number of dwellings to be built:	30

**Schedule 4
Bright Sky (Wanaka) special housing area**

cls 6, 7

Schedule 4: inserted, on 28 June 2019, by clause 5 of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order 2019 (LI 2019/140).

**Part 1
Description of area**

Schedule 4 Part 1: inserted, on 28 June 2019, by clause 5 of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order 2019 (LI 2019/140).

Land identification	Computer register	Area (ha)
Lot 102 DP 524814	850111	11.7198

**Part 2
Criteria for qualifying developments**

Schedule 4 Part 2: inserted, on 28 June 2019, by clause 5 of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order 2019 (LI 2019/140).

Maximum number of storeys that buildings may have:	3
Maximum calculated height that buildings must not exceed:	11 metres
Minimum number of dwellings to be built:	30

Schedule 5

Queenstown (Coneburn Valley) special housing area

cls 6, 7

Schedule 5: inserted, on 30 August 2019, by clause 5 of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order (No 2) 2019 (LI 2019/200).

Part 1

Description of area

Schedule 5 Part 1: inserted, on 30 August 2019, by clause 5 of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order (No 2) 2019 (LI 2019/200).

All the land shown hatched red on the drawing named Queenstown (Coneburn Valley) special housing area dated 17 June 2019 (as available on <https://www.hud.govt.nz/residential-housing/housing-affordability/housing-accord/queenstown-lakes-housing-accord/> on the date of commencement of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order (No 2) 2019) (more generally being an area of approximately 48.45 hectares located at 436 Kingston Road, comprising part of Lot 2 DP 475609 (record of title 655559)).

Part 2

Criteria for qualifying developments

Schedule 5 Part 2: inserted, on 30 August 2019, by clause 5 of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order (No 2) 2019 (LI 2019/200).

Minimum number of dwellings to be built: 450

Michael Webster,
Clerk of the Executive Council.

Issued under the authority of the Legislation Act 2012.
Date of notification in *Gazette*: 17 August 2017.

Reprints notes

1 *General*

This is a reprint of the Housing Accords and Special Housing Areas (Queenstown-Lakes) Order 2017 that incorporates all the amendments to that order as at the date of the last amendment to it.

2 *Legal status*

Reprints are presumed to correctly state, as at the date of the reprint, the law enacted by the principal enactment and by any amendments to that enactment. Section 18 of the Legislation Act 2012 provides that this reprint, published in electronic form, has the status of an official version under section 17 of that Act. A printed version of the reprint produced directly from this official electronic version also has official status.

3 *Editorial and format changes*

Editorial and format changes to reprints are made using the powers under sections 24 to 26 of the Legislation Act 2012. See also <http://www.pco.parliament.govt.nz/editorial-conventions/>.

4 *Amendments incorporated in this reprint*

Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order (No 2) 2019 (LI 2019/200)

Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order 2019 (LI 2019/140)

Housing Accords and Special Housing Areas (Queenstown-Lakes) Amendment Order 2018 (LI 2018/244)

Housing Accords and Special Housing Areas (Queenstown-Lakes) Order 2017 (LI 2017/239): clause 3