

## Arthurs Point Rural Visitor Zone

The extent of the Arthurs Point Rural Visitor zone is shown below:



The rest of Arthurs Point is zoned either Low Density Residential or Rural General.

Other Rural Visitor zones in the district are covered in a separate brochure.



Mayor Vanessa van Uden and Councillor Leigh Overton  
(Chair of the Strategy Committee)

“A hotel built on the slopes of Cecil Peak?  
A casino on Mount Iron?

Not every idea for development is a good one. That's why we have a District Plan. The District Plan helps us manage economic growth and development in a sensible way so that the unique nature and scenic values of the district are retained and protected and development happens in the places that are most appropriate.

**This is your chance to help us improve the existing plan, so get involved and have your say.”**

## Arthurs Point Rural Visitor Zone Issues and Options

The Rural Visitor Zone sets out the objectives, policies and rules that manage new development and subdivision activity in the eastern part of Arthurs Point which is zoned Rural Visitor.

We're currently reviewing the District Plan and looking at what works well and what needs to be changed. Monitoring of the existing Arthurs Point Rural Visitor Zone provisions and feedback from applicants has helped us identify some areas we think can be improved.

We'd like to hear your opinions on these.

You can see the full monitoring report at

[www.qldc.govt.nz/monitoring](http://www.qldc.govt.nz/monitoring).



## The current situation

Here's a general overview of the existing rules:

### New buildings

All new buildings require consent from the Council before they can be built. The Council has some control over site coverage, location, external appearance, earthworks, access and landscaping.

### Residential activity

Residential activity is permitted in the Rural Visitor zone.

### Visitor Accommodation and Commercial Recreation

Visitor accommodation and commercial recreational activities are controlled in the Rural Visitor zones, meaning consent will be granted but the Council exercises control over certain matters.

### Non-residential activities

Currently non-residential activities such as commercial and retail activities and airports require consent from the Council.



You can view all the rules online at [www.qldc.govt.nz/district\\_plan](http://www.qldc.govt.nz/district_plan)

## Proposed changes

Monitoring revealed a number of problems with the objectives, policies and rules that can be addressed through the District Plan Review.



The proposed changes include:

- Addition of rules to ensure good design outcomes are achieved, including setting specific limits on matters such as site coverage, minimum site sizes, setback from boundary rules, and consistent height limits.
- Reducing the extent of the Rural Visitor zoning at Arthurs Point, so that it follows natural topographical boundaries and keeps new buildings off the steep slopes above Arthurs Point Road and off the steeper Shotover River escarpment.
- Review the rules relating to management of applications for 'airports' in the Rural Visitor zone.
- Addition of rules preventing the planting of trees with wilding potential.
- Addition of rules requiring specific consideration of natural hazards and how the effects of natural hazards can be managed.

## What do you think?

- Are there any other issues we should consider?
- Should we consider reviewing the extent of the Rural Visitor zoning at Arthurs Point?
- Should the zoning better reflect the topography of the area?
- Would a low density residential zoning, which recognises the visitor accommodation uses in the area, be more appropriate?



Please email [services@qldc.govt.nz](mailto:services@qldc.govt.nz)

Or send your comments to: Policy & Planning, Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348

**Comments should be received by 25 May 2012 although feedback on these issues will be welcome at any time during the review process.**

For more information or to comment online visit [www.qldc.govt.nz/district\\_plan\\_review](http://www.qldc.govt.nz/district_plan_review)

# arthurs point rural visitor zone