

Penrith Park Special Zone



The Penrith Park Zone is divided into two different activity areas and some rules, such as those relating to earthworks or vegetation clearance, vary depending on a site's location.

You can view all the rules online at www.qldc.govt.nz/district_plan



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.”

Penrith Park Special Zone Issues and Options

The Penrith Park Special Zone sets out the objectives, policies and rules that manage new development and activities for land within the Penrith Park zoned area.

We're currently reviewing the District Plan and looking at what works well and what needs to be changed. Monitoring of the existing Penrith Park Special 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.



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The current situation

The rules vary depending on which activity area a site is located in. Here's an overview of the existing rules:

New buildings

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

Building Coverage

The rules currently require consent from the Council if a new house is to exceed 20% of the site in Activity Area 2 or 30% of the site in Activity Area 1.

Visitor Accommodation

The rules currently require consent from the Council before any visitor accommodation can be built.

Non-residential activities

Currently all non-residential activities exceeding 40m² in area require consent from the Council.

Vegetation clearance

Currently a range of rules exist to protect the existing vegetation found in the zone.



Proposed changes

Monitoring of the Penrith Park zone revealed a number of issues that can be addressed through the District Plan Review.



The proposed changes include:

1. Update the objectives and policies to reflect that the area is no longer in a rural setting.
2. Amend the policy relating to a high standard of building design, appearance and landscaping to 'ensure' it, rather than just 'encourage' it.
3. Provide for residential flats ("granny flats") in the zone. Currently a non-complying resource consent is required to create a residential flat.
4. Remove the 40m² floor area limit on visitor accommodation because the zone policies cater for this activity. Visitor accommodation would still require consent from the council.
5. Removing the 2m height limit on boundary trees and hedges. Such a rule is difficult to enforce and has not been employed in other residential zones.
6. Move the Penrith Park Special Zone to the 'Residential' chapter of the district plan, to reflect the residential nature of the area.

What do you think?

- Are there any other issues we should consider?
- Should any other changes be made to the rules that govern new development in the zone?
- Should "granny flats" be permitted activities?
- Should any other activities be provided for in this area?



Please email 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