

## Quail Rise Special Zone



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.”**

## Quail Rise Special Zone Issues and Options

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

We're currently reviewing the District Plan and looking at what works well and what needs to be changed. Monitoring of the existing Quail Rise 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](http://www.qldc.govt.nz/monitoring).

## The current situation

The zone is divided into several different activity areas with varying rules. 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 matters such as the external appearance, access and earthworks, exterior lighting and landscaping.

### Building Coverage

The rules currently require consent from the Council if built development of a section is to exceed 30% of the site.

### Visitor Accommodation

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

### Non-residential activities

Currently there is a mixture of rules for non-residential activities. Childcare facilities are provided for as 'controlled' activities, whereas other non-residential activities require a more detailed consent application to the Council before they can establish.



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

## Proposed changes

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



The proposed changes include:

1. Strengthen and clarify the policy direction that provides guidance for applications for new houses.
2. Amend the rules to enable a small scale retail activity like a café or dairy in the zone.
3. Add rules preventing the planting of trees with wilding potential, due to the close proximity of outstanding natural landscapes.
4. Specify that the upper slopes of Ferry Hill (within Activity Area 'G') are an outstanding natural landscape.
5. Remove reference to the equestrian centre as a discretionary activity, as this is no longer likely to proceed.
6. Move the Quail Rise 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 activities be provided for in this area?
- Should the requirement for a 'controlled' activity resource consent for every new house be removed?
- Should Council's control over 'landscaping' when a new building is proposed, be removed?
- Should Council amend the district plan rules to have greater consistency between the district plan and the covenants imposed on the title by the developer?
- Should any other changes be made to the rules that govern new development in the zone?



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)

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