

Resort Special Zones



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.”

Resort Special Zone Issues and Options

The Resort Special Zone sets out the objectives, policies and rules that manage new development in the areas of land zoned 'Resort' at Millbrook, Jacks Point and Waterfall Park.

We're currently reviewing the District Plan and looking at what works well and what needs to be changed.

While most provisions are working well, monitoring of the existing Resort 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.



QUEENSTOWN
LAKES DISTRICT
COUNCIL

District Plan Review

The current situation

New development in the Resort Special Zones is managed using a 'Structure Plan' (like a master plan for the area) and the rules vary between the different 'activity areas' shown on the structure plans. Here's an overview of the existing rules:

Visitor Accommodation, Residential, Recreational and Commercial Activities

There are special 'activity areas' for all these activities, and if the proposed activity is anticipated, for example commercial activity in a 'Village' activity area, then only a new building consent would be required as laid out below.

New buildings

Currently all new buildings require consent and the Council exercises control over what the building looks like and other matters.

Density of development

All three Resort zones have specific limits on the total amount of development permitted.

Mill Creek

Millbrook and Waterfall Park have special rules aimed at protecting the water quality of Mill Creek before it reaches Lake Hayes.



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

Proposed changes

Monitoring of the Resort Special Zone has revealed a number of issues that can be addressed through the District Plan Review. The proposed changes include:

All three Resort Special Zones

- Amendments to the Structure Plan boundaries to reflect consented development.
- Clarification of the rule relating to setbacks from internal boundaries
- Provide for a certain number of events to be held in the Resort zones each year.
- Tweak the objectives and policies to ensure they are clear and effective.
- Addition of consistent rules preventing the planting of trees with wilding potential.

Specifically at Millbrook

- Investigate protecting more of the heritage items which are not currently protected.
- Investigate further measures to enhance the water quality at Mill Creek.
- Review the rules for visitor accommodation in the residential activity areas.

Specifically at Jacks Point

- Investigate providing a specific area for the servicing of the Jacks Point Resort zone.

Specifically at Waterfall Park

- List the waterfall as a protected natural feature and consider reducing the number of residential units permitted in this area (currently 100).

What do you think?

- Are there any other issues we should consider?
- Should the requirement for a 'controlled activity' resource consent for every new house be removed?
- Should any other activities be provided for in the Resort areas?
- Should any other changes be made to the activity area boundaries of the Structure Plan?



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

resort special zones