

Rural Areas Issues and Options

What do you think?

Council is interested in hearing your views about these and any other rural issues you would like considered as part of the District Plan Review.

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 29 February 2012 although feedback on these issues will be welcome at any time during the review process.

These issues are talked about in more depth in the Rural Areas: Issues and Options discussion document on the website:

[click here to view the discussion document.](#)

What are we doing?

We are reviewing the District Plan in sections. The District Plan has three key themes in dealing with rural areas.

- To enable farming and other rural activities
- To protect the rural landscape
- To accommodate development where appropriate.

We're looking for your feedback on these goals.

[click here to comment online](#)

What's the problem with rural development?

The District Plan's rules for the rural area are complex and it's not always clear what's intended. This means residential subdivision in rural areas is often resolved by costly appeals to the Environment Court.

The existing plan focuses on landscape matters with not much consideration for other issues like how development affects infrastructure.

Another issue is that there are already a high number of undeveloped residential sites in parts of the rural area. These could be built at any time, potentially leading to unintended overdevelopment.



How could we improve it?

Council thinks that these issues could be dealt with by refining the plan to ensure that sensitive landscapes are appropriately protected and that overdevelopment is avoided, introducing a minimum lot size, limiting the number of dwellings per building platform and a general revision of the plan to ensure clarity and consistency.

► What do you think?

Where should rural development happen?

There is a plentiful supply of rural lifestyle and rural residential zoned land throughout the district but one of the issues is that not all of it is suitable for subdivision. Some of the land is in locations that are subject to potential hazard while the more remote areas are too isolated to be attractive for residential use.

Development in remote areas could cause the wider rural landscape to become domesticated and there are issues around the more urban nature of rural subdivisions close to town boundaries.



How could we improve it?

Many of these issues could be solved by redefining the zoning of remote land with high visual landscape values as well as areas that are more urban in character. Areas that could be subject to hazard risk could also be reviewed and more clarity given to the objectives and policies of the Plan.

► What do you think?

Agriculture, viticulture and forestry

A key goal of the Plan is to continue to enable farms, vineyards and forestry concerns to operate.

Council needs to be mindful of issues like the control of wilding species and vegetation clearance that could directly affect these industries.

We also need to be aware of the impact these activities could have on landscape and people. The possible introduction of dairying and the visual effect of large structures also need to be considered.



How could we improve it?

Council feels that only minor changes need to be made in this area but attention could be given to a more comprehensive approach to vegetation clearance, wilding control and how it ties in with the protection of native vegetation.

► What do you think?