

Rural Visitor Special Zones

There are few common characteristics of the various areas of the Rural Visitor zoning, which are shown on the map below.



Rural Visitor zones at Arthurs Point and Cardrona 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.”

Rural Visitor Special Zone Issues and Options

The Rural Visitor Zone sets out the objectives, policies and rules that manage new development and activities in all areas that are zoned Rural Visitor.

We're currently reviewing the District plan and looking at what works well and what needs to be changed. We've monitored the existing Rural Visitor Zone provisions, reviewed consent decisions and received feedback from applicants, and while some of the zone provisions are working well there are a number of areas that 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

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 limited control over the site coverage, location, external appearance, associated earthworks, access and landscaping.

Residential activity

Residential activity is permitted in Rural Visitor zones with some special rules applying at Windermere beside Wanaka airport.

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 all commercial and retail activities require consent from the Council before they can establish.



You can view all the rules online at
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.

Further possible changes have arisen following consent applications and feedback from applicants.

The proposed changes include:

- Require new development to be in accordance with an approved Structure Plan (like a 'master plan' for each area zoned Rural Visitor).
- Add rules to ensure good design outcomes are achieved, including setting specific limits on matters such as site coverage, minimum site sizes, consistent setback from road boundaries, and consistent height limits.
- Specify setbacks from boundaries to ensure a certain amount of privacy for adjoining landowners.
- Add rules to manage the effects of natural hazards.
- Consider reducing the extent of some of the zones which are often very large given their often isolated location and poorly reflect terrain.
- Where a structure plan has been approved by Council, such as at Arcadia, reduce the zoning to reflect the approved structure plan.

What do you think?

- Are there any other issues we should consider?
- Will the proposed changes to the rules address the issues? Are there other options?
- Should the Rural Visitor zones that have not been developed for over 15 years or have not obtained any resource consents have the zoning removed?



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

rural visitor special zones