

## Bendemeer Special Zone



The Bendemeer Special Zone is situated to the east of Lake Hayes and is divided into 11 different activity areas. Some rules vary depending on which activity area a site is in.



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.”**

## Bendemeer Special Zone Issues and Options

The Bendemeer Special Zone sets out the objectives, policies and rules that manage new development and activities for land within the Bendemeer 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 Bendemeer 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

There are 11 different activity areas with differing rules. Here's a brief summary:

### New buildings

A total of 75 residential units are allowed in the zone. All new buildings require consent from the Council before they can be built.

### Building Coverage

The rules currently require a further approval from the Council if a new house is to exceed 500m<sup>2</sup> in area.



### Visitor Accommodation

The rules currently require consent from the Council before any visitor accommodation can be built in Activity Area 9.

### Non-residential activities

Currently non-residential activities such as licensed premises, day care facilities, commercial recreation activities and industrial and service activities all require consent from 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 Bendemeer zone revealed a number of issues that can be addressed through the District Plan Review.



The proposed changes include:

1. Amendments to the rules (including the total number of dwellings permitted within the zone) to reflect the consented subdivision that has already been developed.
2. Addition of rules preventing the planting of trees with wilding potential.
3. Addition of a height limit for Activity Area 8, which currently has no maximum height limit.
4. Removal of the incorrect earthworks rule (currently there are two rules for earthworks).
5. Removal of the requirement that the Wakatipu Environment Society provide an 'affected party approval' in certain circumstances, as the Society is no longer active.
6. Move the Bendemeer Special Zone to the 'Rural Living' chapter of the District Plan, to better reflect the rural residential nature of development.

## What do you think?

- Are there any other issues we should consider?
- Should the maximum number of residential units allowed be reduced to reflect the subdivision that has already occurred?
- Should any other activities be provided for in this area?
- Should any changes be made to the activity area boundaries of the Structure Plan?
- Do you have any other thoughts or comments relating to the management of new development in this 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)

# bendemeer special zone