

A SNAPSHOT

Proposed Queenstown Lakes District Plan Stage 2

**YOUR VIEW
COUNTS -
SUBMISSIONS
NOW OPEN!**



QUEENSTOWN
LAKES DISTRICT
COUNCIL

This is a summary of the key changes being proposed for each chapter of the Proposed District Plan (stage 2).

STATE OF PLAY

Stage 1 of the Queenstown Lakes Proposed District Plan was notified back in August 2015. Over 900 submissions and further submissions were received on 33 chapters. Hearings were held from March 2016 to September 2017 allowing people who made a submission an opportunity to present their views in person to a panel of commissioners. Decisions are expected to be released in March 2018. You can read more about Stage 1 on the website.

Right now, we're notifying Stage 2 of the Proposed District Plan. This is made up of six topics: Transport, Earthworks, Signs, Visitor Accommodation, Wakatipu Basin Land-use, and Open Space and Recreation.

YOUR VIEW COUNTS – HOW TO JOIN IN

Read all the details and have your say today! Everything you need to make an informed submission can be found at www.qldc.govt.nz/proposed-district-plan

Submissions close on 23 February 2018.

WANT MORE DETAIL?

This is a summary of some of the key changes being proposed. There may be others not summarised here that affect you. If you'd like more detail or wish to read any of the chapters in full, go to www.qldc.govt.nz/proposed-district-plan

Other ways to find out more:



TALK TO US!

A duty policy planner will be available to talk on the phone or in person during normal office hours (except during the Christmas closedown period from 22 December 2017 – 3 January 2018). Please phone 03 441 0499 (Queenstown) or 03 443 0024 (Wanaka) if you'd like help to understand any of the proposals.

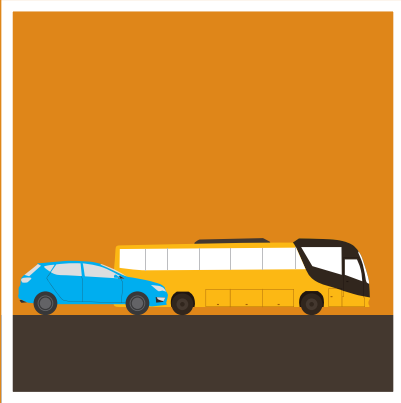


SEND US AN EMAIL

Put your questions into an email and send it to dp.hearings@qldc.govt.nz
We'll get back to you as soon as we can.

GETTING LOST IN THE JARGON?

Planning speak can get pretty technical. We've tried to keep things as simple as possible, but if there are any terms you don't understand, flip to the back page for a plain English glossary or get in touch.



Transport

A well-managed transport network needs to be safe and efficient and provide for all modes of transport.

Key changes proposed to the Transport chapter include:

- New rules to better enable new carparking, park and ride, ferry services and public transport facilities.
- Reduced parking requirements for most residential and business zones and for playing fields, industrial activities and schools and increased parking requirements for hospitals and day care facilities.
- Requiring specific consents for high traffic generating activities and rental vehicle businesses.
- Updating the road classification and the rules relating to access, parking and loading.



Earthworks

Most types of land use or development require earthworks. The Earthworks chapter sets out the rules proposed to manage and minimise negative effects on our landscapes and amenity values.

Key changes proposed:

- The proposed rules, policies and objectives will replace the existing rules in most locations throughout the district.
- New rules requiring resource consent for earthworks over 2,500m² on *sloping sites* to better manage erosion and sediment management.
- New rules requiring resource consent for earthworks over 10,000m² on *flat sites* to better manage erosion and sediment management.
- Erosion and sediment management plans required for large scale earthworks.



Signs

Signs provide information to residents and visitors for a variety of purposes. But they can have negative effects on visual amenity and traffic and pedestrian safety. Managing these effects will assist in maintaining a quality environment for everyone.

Key changes proposed:

- Introduction of a 5m² maximum sign area per tenancy at ground floor level in commercial areas. Signs exceeding this size will require *discretionary activity* resource consent.
- More flexibility proposed for signage on Council reserves, allowing for parks information, way-finding and to support temporary events.
- *Hoardings* will become a *prohibited activity*.
- A new rule will formalise the management of signs within *road reserves* and *roading corridors*, permitting the following:
 - Signs associated with a road network activity
 - Signs associated with *public amenities*
 - Signs for approved temporary events and filming
 - Electioneering signage.



New Planning Maps

New planning maps are provided that show:

- Existing and new roads which will be affected by the Stage 2 topics.
- New open space and recreation zones located throughout the district.
- Visitor Accommodation Subzones.
- New Wakatipu Basin rural amenity zone and Wakatipu Basin lifestyle precinct zones located in the rural areas of the Wakatipu Basin.



Visitor Accommodation (Variation)

Visitor Accommodation is an important part of our tourism offering but its increased popularity is causing some challenges such as impacts on long term / seasonal rental accommodation and community cohesion in residential areas. The Visitor Accommodation variation seeks to address these challenges.

Key changes proposed:

- allowing property owners living in a house or flat in lower density residential zones year round to host as *homestay* up to 5 fee paying guests for short stay accommodation as a *permitted activity*;
- allowing whole homes and flats in lower density residential zones to be let out for short stay accommodation for up to 28 days through up to 3 separate lets as a *permitted activity*;
- making it a *non-complying activity* to exceed the above thresholds for a homestay, or to short term let a whole house or whole flat in lower density residential zones for more than 28 days per year;
- requiring a *restricted discretionary activity* resource consent in the high intensity residential zones and Visitor Accommodation Subzones for activities exceeding the permitted thresholds.





Wakatipu Basin (Variation)

A new zone has been created in the Proposed District Plan to better manage the special character of the Wakatipu Basin. This is proposed as a *variation* to the Proposed District Plan (Stage 1). The zone includes some land identified as having capacity to absorb higher levels of development – this will be called the Lifestyle Precinct and will be shown, along with the entire Wakatipu Basin Rural Amenity Zone, on revised planning maps.

The zone is based on the outcome of the Wakatipu Basin Land Use Planning Study (March 2017) and will replace the existing Rural, Rural Lifestyle and Rural Residential Zones in the Wakatipu Basin. You can read the study in full at www.qldc.govt.nz/proposed-district-plan

WAKATIPU BASIN RURAL AMENITY ZONE - SUMMARY

- Residential activity is permitted on each site, however all residential buildings will require resource consent as a *restricted discretionary activity*.
- There will be a focus on preserving the landscape and rural amenity values of the Wakatipu Basin.
- For any future subdivision new sites will require a minimum area of 80 hectares.

WAKATIPU BASIN LIFESTYLE PRECINCT - SUMMARY

- Areas within this precinct have been identified as having capacity to absorb higher levels of development, with a density of one residential unit per 6000m² and an average density of 10,000m² (one hectare) over the lifestyle precinct area overall.
- All buildings will require a *restricted discretionary activity* resource consent to ensure the visual effects of buildings and residential activity are appropriately managed.



Open Spaces and Recreation

This is a new chapter proposing new Open Space and Recreation Zones to better manage our parks and the associated activities.

These new zones will include rules to manage activities on parks and reserves and other land such as community halls, civic spaces, golf courses and cemeteries that are Council-owned or managed. The five new zones are:

- Nature Conservation Zone – areas that border lakes and rivers or are recognised for their natural, ecological and landscape values.
 - Recreation activities and development will be limited in intensity and scale.
- Informal Recreation Zone – open space and recreational areas easily accessible for anyone living or staying in the immediate area or within easy walking distance.
 - Accommodates a number of facilities including public toilets, playgrounds, public bbq's, public art, car parks, tracks and park furniture.
 - A subzone has been identified to recognise and manage the commercial and recreation activities at Ben Lomond Reserve.
- Active Sports and Recreation Zone – larger parks and reserves used mainly for organised sport and events.
- Civic Spaces Zone – provides for public activities such as markets, events and community gatherings.
- Community Purpose Zone (including subzones to manage cemeteries and camping activities) – applies to open space areas that play a significant community function, including libraries, halls and recreation centre.

The District Plan will operate as two volumes as we transition to a new Plan.

As we work through the review, the District Plan will function as two volumes until the new Plan becomes fully operative.

The Proposed District Plan including stages 1 and 2 will form Volume A, while the zones that have not yet been reviewed, or areas of land that have been specifically excluded from the District Plan review will form Volume B.

You can read more about the two volumes and how it will work at www.qldc.govt.nz/proposed-district-plan



Glossary

Planning speak can get pretty technical. So we've created a plain English glossary to help make things a little easier to follow.

OPERATIVE

The Operative District Plan is the existing District Plan. A number of plan changes to the Operative District Plan are in progress.

FLAT SITE

For the earthworks rules limiting the area disturbed, a site where the land is flatter than a gradient of 10 degrees.

SLOPING SITE

For the earthworks rules limiting the area disturbed, a site where the land is steeper than a gradient of 10 degrees.

HOARDING

Means any sign that is for purely commercial brand awareness purposes and which does not relate to landuse activity conducted on the site of the sign.

ROADING CORRIDORS/ ROAD RESERVE

An area of land set aside for roads or future road construction, on which building is not allowed.

PUBLIC AMENITIES

Facilities established for the convenience and amenity of the public.

VARIATION

A change to part of the Proposed District Plan, because the Proposed District Plan is not yet operative.

PERMITTED ACTIVITY

Can be undertaken without resource consent approval. Permitted activity status will usually be subject to compliance with standards. Standards need to be complied with for the activity to be permitted.

CONTROLLED ACTIVITY

A resource consent application is required but must be approved by Council. There are limited things the Council can consider when assessing these applications however conditions can be imposed. Usually a controlled activity will not be notified.

RESTRICTED DISCRETIONARY ACTIVITY

Resource consent approval is required and only the matters of discretion listed in the District Plan for that activity can be considered when assessing the application. Consent can be approved or declined and the application can be processed with or without public notification. Some restricted discretionary activities in the District Plan have an accompanying rule that limits notification.

DISCRETIONARY ACTIVITY

Resource consent approval is required. For this type of activity, a broader range of things can be considered when assessing the application. Consent can be approved or declined and the application can be processed with or without public notification.

NON-COMPLYING ACTIVITY

Resource consent approval is required. This type of activity is unanticipated by the District Plan but may be considered appropriate. Resource consent can be approved or declined and the application can be processed with or without public notification.

PROHIBITED ACTIVITY

The activity is not allowed and resource consent cannot be applied for.

HOMESTAY

B & B style accommodation, when the occupants of a house or residential flat remain living in it whilst short-term paying guests also stay.

RESIDENTIAL VISITOR ACCOMMODATION

When a house or residential flat is let to short-term paying guests (and the residents of the house or flat are not staying in it at the same time).