



Rural Visitor Zone

Chapter 46

The Rural Visitor Zone provides for a range of visitor accommodation and tourist recreation activities in a rural setting. The chapter aims to help ensure visitor industry activities in this zone are applied appropriately across our district and that rural landscapes are maintained and protected for generations to come.

The Rural Visitor Zone currently applies to land in the following parts of our district: Arthurs Point, Arcadia (near Paradise), Walter Peak Station, Cecil Peak Station, Blanket Bay, Cardrona, and on land adjacent to Wānaka Airport.

THE CURRENT SITUATION

As well as providing for the activities mentioned above, the existing rules for Rural Visitor Zones enable buildings for visitor accommodation activity up to 12 metres in height and at a high density in environments that range from sensitive rural landscapes to urban settlements.

The current Rural Visitor Zone locations have few characteristics in common and have been developed to varying degrees with a range of outcomes that in some instances do not reflect the actual intent of the Zone.

WHAT IS BEING PROPOSED

Several changes are proposed in order for the Rural Visitor Zone to be used primarily for visitor accommodation and tourist recreation activities in relatively remote locations. Development would be subject to rules which encourage buildings to be located in areas that can better absorb the effects of development and limit the scale of buildings. This is to help protect the district's landscape values.

The main changes are:

- > Providing more control on what types of development is appropriate, where development may occur and the scale of buildings at Arcadia, Walter Peak, Cecil Peak and Blanket Bay. The revised Rural Visitor Zone will apply in these areas.
- > Re-zoning the undeveloped 'Windermere' land adjacent to Wānaka Airport to Rural Zone. This land is partly located in the outer control boundary for Wānaka Airport which controls development sensitive to air noise. With this re-zone, the Rural Zone rules would apply to this area.
- > Re-zoning the Rural Visitor Zone land at Arthurs Point to Medium Density Residential with a Visitor Accommodation subzone. This is to reflect that this area is part of urban Queenstown. Parts of the existing Rural Visitor Zone on the slopes of Mount Dewar and the Shotover River will be re-zoned to Rural Zone and would form part of the wider Outstanding Natural Landscape.
- > Areas of the existing Rural Visitor Zone that are likely to be unsuitable for development will be zoned Rural, or (as with large parts of Walter Peak and Arcadia) would have buildings made non-complying.
- > Re-zoning Cardrona from Rural Visitor Zone to Settlement Zone, which is a zone that is also being notified in Stage 3 of the District Plan review. The Settlement Zone replaces the current Townships Zone. A commercial precinct will be applied to some of the land that fronts Cardrona Valley Road, and a Visitor Accommodation subzone will be applied to the remaining areas. Many of the existing rules that allow buildings up to three storeys will be retained and buildings will need to reflect the Cardrona Village Character Guidelines.

WANT TO GET INTO MORE DETAIL?

Full details, including how to make a submission, a glossary of terms, and other resources are available at: **www.qldc.govt.nz/proposed-district-plan-stage-3b**.

For clarification on any of the proposed changes, a duty policy planner will be available either by phone or in person by appointment, every workday until submissions close. Please phone 03 441 0499 (Queenstown) or 03 443 0024 (Wānaka) or email pdpenquiries@qldc.govt.nz.