



Wakatipu Basin Chapter 24 (Variation)

A new zone has been created in the Proposed District Plan (PDP) to better manage the special character of the Wakatipu Basin.

Following hearings for the Proposed District Plan Strategic and Rural chapters in July 2016, the Hearings Panel felt that the existing and proposed rules for

the Wakatipu Basin would be unlikely to achieve the strategic direction of the PDP. The panel also noted that without careful assessment, further development within the Wakatipu Basin could potentially cause irreversible damage the character and amenity values which make the area so special.

In response, the Council undertook a study to understand whether the Wakatipu Basin could absorb further development and to recommend methods to ensure the special character and amenity of the area is appropriately managed.

As a result, the Council has identified a new zone that distinguishes the Wakatipu Basin from the rest of the District's rural and rural living areas and seeks to restrict rural subdivision and development.

WHAT'S BEING PROPOSED:

The proposed Wakatipu Basin Rural Amenity Zone and Lifestyle Precinct will replace the existing Rural Zone, Rural Residential and Rural Lifestyle Zones in the Wakatipu Basin.

The zone and precinct are based on the outcome of the Wakatipu Basin Land Use Planning Study (March 2017). 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 (part of the Wakatipu Basin Amenity Zone) - summary

- The Lifestyle Precinct comprises land within the Wakatipu Basin Rural Amenity Zone has been identified as having capacity to absorb higher levels of development, with a density of one residential unit per 6,000m² 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.



The following table summarises the key differences between the Proposed District Plan Zoning and the Wakatipu Basin Rural Amenity Zone:

ZONE	RULES FOR RESIDENTIAL ACTIVITY	MINIMUM AREA REQUIRED FOR A SUBDIVISION
Proposed District Plan: Rural Zone	All residential activity and buildings require resource consent as a discretionary activity. The construction and alteration of buildings within an approved building platform is a permitted activity, subject to standards.	No minimum. All subdivision is a Discretionary activity.
Proposed District Plan: Rural Lifestyle Zone	Residential activity and buildings are permitted providing the minimum area and subdivision standards are met. The construction and alteration of buildings within an approved building platform is a permitted activity, subject to standards.	1 hectare with a 2 hectare average required over the area to be subdivided.
Proposed District Plan: Rural Residential Zone	Residential activity and buildings are permitted providing the minimum area and subdivision standards are met. The construction and alteration of buildings is a permitted activity, subject to standards.	4000m ²
Variation: Wakatipu Basin Rural Amenity Zone	Residential activity on each site is permitted, all buildings including any buildings within any previously approved building platform require resource consent as a restricted discretionary activity.	80 hectares
Variation: Wakatipu Basin Rural Amenity Zone - Lifestyle Precinct	Residential activity on each site is permitted, all buildings including any buildings within any previously approved building platform require resource consent as a restricted discretionary activity.	6000m ² (0.6ha) with an average over the area to be subdivided of 10,000m ² (1 ha).

THIS CHAPTER IS A VARIATION TO THE PROPOSED DISTRICT PLAN. BUT WHAT DOES THAT MEAN?

A variation is simply a change to any part of the Proposed District Plan. It is called a variation (rather than a plan change) because the Proposed District Plan is not yet operative.

Anyone can make a submission on a variation. Keep in mind that if you have already made a submission relating to land within the Wakatipu Basin area, it will also be relevant to the variation and will automatically be considered in this process. You can add to your original submission or withdraw your original submission and make a new one if you wish.

Want to get into more detail?

Full details and other resources are available at www.qldc.govt.nz/proposed-district-plan