

Rural land in Queenstown Lakes District – What does the District Plan Review mean for you?

The District Plan Review (DPR) has been notified. Submissions from the public close on 23 October 2015.

Many of the district's rural land has been re-zoned. In addition, the provisions relating to rural land are proposed to change significantly. There are three main categories of rural zones – Rural General, Rural Lifestyle and Rural Residential.

The DPR is a once in 10-15 years opportunity for you to have a say in the zoning of your property, and how your property can be developed or protected for the future.

To find out what your land is zoned see the Council's proposed maps [here](#).

Rural General Zone

Operative

- The Rural General zone subdivision regime is fully discretionary, with the exception of boundary adjustments which are controlled (meaning consent cannot be declined). The objectives and policies are clear and well understood, even though there is no minimum lot size specified.

Proposed

- Any subdivision including boundary adjustments in the Rural General Zone will be fully discretionary.
- The DPR significantly increases landscape protection and classifies any land within the Rural General zone as; an Outstanding Natural Feature; or an Outstanding Natural Landscape; or a Rural Landscape Classification. Future development is likely to become much more difficult in this zone generally as the Objectives and Policies are very directive about protection of the rural farming landscape.

Rural Lifestyle Zone

Operative

- Subdivision, building platforms and dwellings are controlled, meaning the council's control is limited to certain known factors, and consent cannot be refused. You know what you are able to do with your land in advance.
- Residential density is limited to 1 unit per hectare, with an overall minimum average of 2 hectare lots.

Proposed

- The DPR retains the minimum density of 1 unit per hectare/ 2 hectare average. However any subdivision, and identification of a residential building platform, will be a discretionary activity which means Council can refuse consent. The entitlement and certainty you have under the current RLZ to subdivide or develop your property will be removed.
- A subdivision must identify a building platform up to 1,000m² which only allows for one dwelling. This means it may be difficult to consent two smaller dwellings quite close to each other (but sufficiently separated) on this building platform.
- Any dwelling over 500m² will require discretionary resource consent, which is significantly smaller than that contemplated under the Operative plan (1,000m²).

Rural Residential Zone

Operative

- Subdivision, building platforms and dwellings are controlled, meaning the council's discretion is limited to certain known factors and consent cannot be refused. You know what you are able to do with your land in advance.
- Density is restricted to one unit per allotment of 8000m² or less, and a density of one unit per 4000m² in an allotment of 8000m² or more.

Proposed

- Any subdivision will be a discretionary activity which means Council can refuse consent. This creates uncertainty for landowners and makes it very difficult for valuers to assess the value of a property.
- Density of one unit per 4000m² with further minimum dimensions for sites. Buildings are permitted as long as they comply with certain standards such as size (500m²), height (8m), colours and setbacks.

Questions you might want to consider:

- Should development in the Rural General zone be made more difficult?
- Do you agree with the minimum 2 hectare average in the proposed Rural Lifestyle Zone, or should it be 1ha?
- Do you agree with the placement of the new zone boundaries? Some of these boundaries cut through individual titles.
- Is the removal subdivision rights in the rural lifestyle and rural residential zones of concern to you?

If you want to have input into these District Plan Review issues, contact our team of local experts for help:

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