

Rural Zone – Landscapes

The existing situation

The landscapes in Queenstown Lakes District are highly valued by both residents and visitors.

Currently every proposal for subdivision and development, and some farming activities, such as farm buildings, need to establish whether the development would be located within an outstanding natural landscape or feature, visual amenity landscape, or an 'other' rural landscape.

Once established, proposals are assessed against specified policies and criteria to help determine whether they are appropriate for the type of landscape identified.

Some of the District's outstanding natural features and landscapes were mapped when the current District Plan was finalised. However, many areas are yet to be mapped, and while the landscape can be classified through resource consent applications, these cannot update the District Plan.

This means that even where a previous resource consent application assessed and decided on a landscape classification, the landscape needs to be classified with every new application, even in the same area as previous proposals.

What we are trying to achieve?

The proposed District Plan has identified and mapped landscapes as either an outstanding natural landscape or feature, and the remaining areas have been classified as a rural landscape.

Identifying the landscapes and including them in the District Plan maps will provide certainty to the location of these areas and establish – once and for all, the landscape classifications.

It is proposed to provide more focused assessment of the impacts of development on our landscapes. The existing rules set a high bar for development in rural areas, and the critical messages in these have been retained. As well as focusing on avoiding negative impacts on the landscape, proposals will be assessed against whether they offer any compensation such as public access or ecological compensation.

Large parts of the District contain outstanding natural landscapes and rural landscapes of a high landscape value. It is recognised that within these, there will be a range of qualities and characteristics that could be more suitable to some types of development, and areas that have no, or limited capacity for development.



What will stay the same?

There is no minimum lot size for a subdivision or residential activity. Subdivision and development will require a discretionary activity type of resource consent – allowing the freedom to assess the wide range of matters that might need to be considered in rural areas. In addition to landscape issues, these include the effects on any surrounding farming or commercial activity, the loss or enhancement of rural productive values, natural hazards and servicing.

Want to get into more detail?

Visit www.qldc.govt.nz/proposed-district-plan to read the full provisions or a range of other resources.