

1.0 Executive Summary

"...if you do it for the local, the visitor will come. If you do it for the visitor, the local will lose its character..." (Nancy Somerville, Poet)

This project has two goals:

- To identify those areas within the current High Density Residential (HDR) zone that are to be protected as predominantly residential neighbourhoods into the future to maintain a mix of permanent residents and visitors within the immediate catchments of the Queenstown and Wanaka town centres; and
- To retain sufficient capacity within the HDR zone for anticipated visitor accommodation and residential growth into the future.

Currently, the QLDC District Plan does not indicate a preference for residential use or visitor accommodation use within the HDR zone. This project seeks to, for certain locations, institute changes to the District Plan where a preference for residential development is considered appropriate to maintain a sustainable permanent resident population in and around the District's two main town centres. To achieve this, visitor accommodation activities would be restricted in parts of the HDR Zone.

This project proposes that a new residential subzone called "HDR (Neighbourhood)" be developed within the District Plan, and applied to specific areas within the HDR zone to provide for the ongoing development of these areas as permanent residential neighbourhoods. There is no proposal to apply the HDR (Neighbourhood) subzone to any other zone in the District.

Only in the specific locations where the proposed HDR (Neighbourhood) subzone is applied, would Visitor Accommodation developments be affected. No changes are proposed to the density height or other bulk and location controls that apply within the HDR zone as a whole.

The HDR zone needs to play an important role in accommodating future population growth. This is so as to retain compact urban areas that do not spread into the outstanding landscapes that surround Queenstown and Wanaka. To date, the HDR zone has seen more developments for visitor accommodation than residential homes. The fast rate of visitor accommodation calls into question the long term suitability of the HDR as a residential area.

This project discusses 'residential coherence' as a key basis for protecting some areas as primarily residential in nature. Residential coherence is a combination of stability, character, and identity that research shows are important qualities that people seek in a place to reside permanently in. These qualities can be undermined by developments aimed at meeting short term accommodation needs. This concept is further discussed in the Background & Context part of this document.

In determining where to apply the HDR (neighbourhood) subzone the HDR zone was divided into a series of neighbourhoods, each of which were analysed to identify the dominant activities, demographics of the community, character, and identity.

An extensive library of information has been prepared for this project, indexed in Section 8 - Research Documents.

Each document is available individually. Different readers may choose to access some or all of the documents.

How do I know if I'm impacted by this project?

Step 1:

Identify the location of the property you're interested in on either the Queenstown, Frankton, or Wanaka maps in section 2 entitled High Density Areas with HDR (Neighbourhood) subzone.

Step 2:

Note the neighbourhood reference number (eg QN10)

Step 3:

Review the one-page assessment of your neighbourhood in Section 3: Neighbourhood Assessments

Step 4:

Where it is recommended that the property is within the HDR (Neighbourhood) subzone then this project is likely to affect what you can do in terms of visitor accommodation. If not, then the council is not proposing any changes to the rules affecting this property.