

PRIVATE PLAN CHANGE 47 (2 August 2013)

190/192 Wanaka-Luggate Highway

Introduction

190/192 Wanaka-Luggate Highway is a 7.325ha property zoned Rural General in the Queenstown Lakes District Plan. It abuts to the west the recently introduced Three Parks zone, Puzzling World to the north, and the Rural Residential zone to the south. Effective, the site is now an isolated island within an evolving part of the wider Wanaka township.

The site has been developed over a number of years by its owners so that it now includes a substantial home and a unique nine hole golf course. There is scope for further development to include visitor accommodation with views out over the Three Parks development site towards Mt Alpha.

The private plan change proposes to recognise the special attributes of the site by including it within the established Visitor Accommodation Sub-Zone that is already a feature of the District Plan.

The following changes to the operative Queenstown lakes District Plan are sought: (changes shown in bold)

- Add to Clause 5.2 Objective 1 – Character and Landscape Values as follows:

Policy 1.10 Provide for visitor accommodation on specific sites where the environmental effects can be adequately mitigated

and

- Add to Implementation Methods
 - (i) (a) *The identification of Rural General, Rural Lifestyle, Rural Residential, **Visitor Accommodation Sub-Zone**, Ski Area Sub-Zone objectives, policies and methods in the District Plan.*

- Add to Objective 2 – Life Supporting Capacity of Soils

Implementation Methods

- (i) *The identification of Rural General, Rural Lifestyle, Rural Residential, **Visitor Accommodation Sub-Zone**, Ski Area Sub-Zone and Gibbston Character zones, objectives, policies and methods in the District Plan.*

- Add to Rule 5.3.3.2 Controlled Activities

xi Visitor Accommodation including buildings

Visitor Accommodation within the Visitor Accommodation Sub-Zone where Council has reserved control over the following:

- (a) ***External appearance of buildings***
- (b) ***Setback from internal boundaries***
- (c) ***Setback from roads***
- (d) ***Access***
- (e) ***Landscaping***
- (f) ***Screening of outdoor storage and parking areas***
- (g) ***Earthworks***
- (h) ***Provision of all service connections***

- Add to Rule 5.3.3.3 Discretionary Activities

Xiii Residential Activities within the Visitor Accommodation Sub-Zone at 190/192 Wanaka-Luggate Highway being Lot 1 DP 303207 and held in CT 12730

- Amend the introduction to Rule 5.3.5.1 iii to read

*The following limitations apply to all activities; other than farming, factory farming, forestry, residential activities, activities ancillary to ski area activities within Ski Area Sub-Zones, or visitor accommodation activities which are **controlled** or discretionary activities:*

- Amend Rule 5.3.5.1 viii by adding the following additional exclusion.
 - ***For earthworks approved as part of a resource consent for Visitor Accommodation in the Visitor Accommodation Sub-Zone.***
- Add to Rule 5.3.5.1 Site Standard

xiv Visitor Accommodation

In the Visitor Accommodation Sub-zone at 190/192 Wanaka-Luggate Highway (Lot 1 DP 303207), the development shall be connected to the water supply, waste water system, and roading system within the adjoining Three Parks zone.

- Amend Rule 5.3.5.2 ii to read
 - ***Except as approved as part of a resource consent for Visitor Accommodation in the Visitor Accommodation Sub-zone,*** the minimum setback from road boundaries for buildings shall be 20m, except that the minimum setback from State Highway 6 for buildings between Lake Hayes and Frankton shall be 50m.
- Add to Rule 5.4.2.3

ixA Controlled Activity – Visitor Accommodation

Conditions may be imposed to ensure that:

- The exterior cladding colour and reflectivity appears recessive in their context**
- The requirement of the New Zealand Transport Agency in respect to the Limited Access Road are met in respect to SH 84 and
The cumulative effect on the roading within the Three Parks Zone and its intersections to Ballantyne Road, Riverbank Road and SH 84**
- Landscaping to mitigate the visual effects from and to the Three Parks zone, screening of adjoining neighbours, and the ecological integrity within the site**
- Earthworks are sensitive to the landscape and visual amenity values of the area, including the outstanding natural features and landscapes, and the rehabilitation and re-vegetation proposed.**

- Add to Rule 14.2.4.2 Access

The following shall not apply to Limited Access Roads administered by New Zealand Transport Agency in terms Government Roding Powers Act 1989.

- **Amend Planning Map 18 to insert the Visitor Accommodation Sub-Zone to 190/192 Wanaka-Luggate Highway being Lot 1 DP 303207 and held in CT 12730**

End