

2.0 Introduction

The purpose of this discussion document is to propose how the council could better manage visitor accommodation in the High Density Residential (HDR) zone of the District. The HDR zone comprises the residential areas generally adjoining the town centres in Queenstown and Wanaka. These zones are identified in the Partially Operative District Plan for intensification of residential activities so as to help accommodate growth within the existing urban settlements of the District.

Visitor accommodation is currently identified as a form of residential development within the District Plan, with the principal difference between the two forms of development perceived to be the length of stay (i.e. temporary / transient versus permanent). This is particularly the case in the HDR zone where visitor accommodation is a Controlled Activity, meaning that resource consents cannot be declined (although conditions can be imposed). Fast growth in visitor numbers as well as the liberal nature of the HDR zone has resulted in a proliferation of visitor accommodation activities in the HDR zone, particularly around the edge of Queenstown's CBD, potentially undermining the role of the HDR zone in accommodating residential growth.

In response to the dominance of visitor accommodation activities in parts of the HDR zone and its incompatibility with residential activities, the council is proposing an approach that protects neighbourhoods where residential coherence still exists, while providing for continued visitor accommodation growth in other parts of the HDR zone.

Visitor accommodation developments in the Low Density Residential (LDR) zone are also acknowledged as resulting in a number of issues. However, as purpose built visitor accommodation developments are a discretionary activity these issues can be managed through the consent process. It is anticipated that the proposed changes to the definition of visitor accommodation (Proposed Plan Change 22) will largely address an issue in the LDR zone arising from the short term letting of holiday homes, and as such, these are not addressed as part of this discussion document. Where issues in the LDR zone are not addressed by the change proposed by Plan Change 22, they will be addressed by a future plan change.

The issue of visitor accommodation in residential zones has been hotly debated, particularly in the HDR zone, since the council's community workshops in 2002 that considered the growth pressures facing the Queenstown Lakes District and the options to manage them. Whilst visitor accommodation is seen as essential to the economic wellbeing of the Queenstown Lakes communities, there are concerns about its negative effects on the amenity values and sense of community within the HDR zone and the adjacent town centres.

In 2004 the Residential Issues Study made a number of recommendations relating to the design of visitor accommodation and multi-unit developments. The idea of applying an overlay or subzone to areas of the HDR zone where visitor accommodation could be appropriately located first arose out of this work. The study also identified that any move to adjust plan provisions relating to Visitor Accommodation would need to consider economic, as well as community impacts.

Proposed Plan Change 10 "Improving Amenity in the High Density Residential Zones" (notified in 2005) addressed the amenity issues in the HDR zone created by multi-unit developments (residential and visitor accommodation). The plan change requires multi-unit developments to undergo rigorous design-based assessment as a Restricted Discretionary Activity. Three subzones were introduced within the HDR zone as part of Plan Change 10 to reflect the changing character of this area as intensification occurs. However, that plan change did not address issues around where visitor accommodation activities could locate.

Options for addressing the impact of visitor accommodation in residential areas were developed in the council's report "Visitor Accommodation and Residential Amenity: Proposed Plan Change 23 - Issues and Options Report" (released for discussion in 2006).

The council's **preferred approach** in the HDR zone is to apply a residential subzone called "HDR (Neighbourhood)", within which quality residential development would be encouraged and visitor accommodation development would be restricted. In all other areas of the High Density Residential zone the rules would remain unchanged. This is illustrated in Table 1 below:

Table 1 : Activity status in HDR and HDR (Neighbourhood)

Activity	Current HDR*	Proposed HDR (Neighbourhood)
Residential development	Permitted activity	Permitted activity
Visitor accommodation development	Controlled activity	Discretionary / Non complying activity

* - Proposed to remain unchanged for those areas where the subzone is not applied.

Other options to manage the spread of visitor accommodation developments throughout the HDR zone (such as somehow requiring a mix of residential and visitor accommodation developments within an area, or somehow limiting the size of visitor accommodation developments to ones more compatible with a residential area) were not pursued because of their complexity and lack of certainty.

By defining areas explicitly for residential activities the council can ensure a mix of both residents and visitors within and around town centres and protect the residential coherence of some neighbourhoods.

This approach provides greater certainty for residents of the types of activities anticipated within their neighbourhoods.

1. Do you agree that the council should try and preserve parts of the HDR zone specifically for residential development?

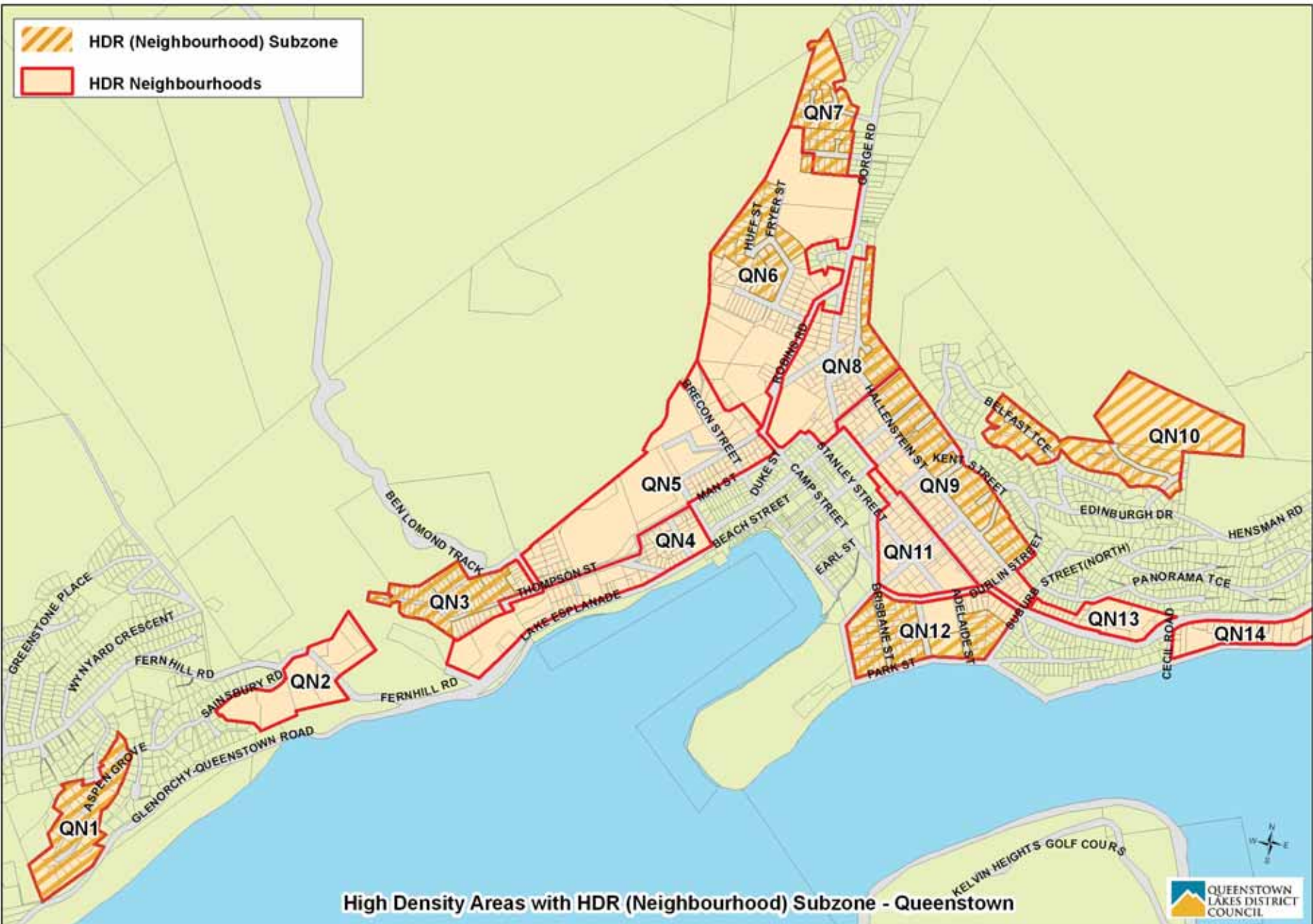
2. What issues do you have or would you have living next to visitor accommodation?



Queenstown and Wanaka proposed HDR (Neighbourhood) sub zones

Maps 1-3 on the following pages identify the proposed application of the HDR (Neighbourhood) subzone. Discussion and analysis of how these were determined at a neighbourhood level are provided in section 3: Queenstown and Wanaka Neighbourhood assessments.

- 1. Do you agree with the subzones that are being proposed?**
- 2. Are there other areas that the council should further consider retaining for residents (ie through subzoning) and why?**



High Density Areas with HDR (Neighbourhood) Subzone - Queenstown





High Density Areas with HDR (Neighbourhood) Subzone - Frankton Arm



