



Townships Zone (Settlement Zone) Chapter 20

Our townships play a key role in what makes our district so special. The Settlement Zone chapter aims to retain their unique characteristics while also ensuring these townships will be able to adapt and flourish as communities evolve.

There are seven townships in our district which are currently in the Townships Zone - Hāwea, Albert Town, Glenorchy, Kinloch, Luggate, Kingston, and Makarora.

These townships provide unique living opportunities, with large, low density urban lots located in a wider rural setting. Townships also provide a gateway to the district's National Parks and provide unique visitor experiences amidst the district's outstanding natural landscapes.

The Settlement Zone chapter proposes a number of changes to future-proof these communities and ensure the rules applied are still relevant.

THE CURRENT SITUATION

There are several key differences between the various townships:

- > Hāwea and Albert Town are located within Urban Growth Boundaries (UGBs) that were mapped on Proposed District Plan Planning Maps in Stage 1 of the District Plan review.
- > Glenorchy, Kinloch, Kingston and Makarora are located in rural areas dispersed throughout the district and away from the main centres of Wānaka and Queenstown.
- > Luggate is rural but is close to Wānaka.

WHAT'S BEING PROPOSED

In reviewing the district plan provisions that currently apply to the townships, several options have been considered to achieve the strategic direction of the Proposed District Plan. This strategic direction includes assessing how residential intensification within Urban Growth Boundaries can be encouraged, as well as how to provide for more diverse housing options.

As a result of this review, it is proposed that Urban Growth Boundaries remain in their current locations, rather than being extended. Hāwea and Albert Town will be re-zoned to Lower Density Suburban Residential Zone to allow land to be developed at a higher density than is currently possible. Under the current rules, the minimum lot size is 800 m². With this re-zone, subdivision to a density of 450 m² net area would be enabled with flexibility to develop to 300 m² per residential unit (this will be considered on a case-by-case basis through restricted discretionary resource consent).

The Lower Density Suburban Residential Zone would apply to areas that have already been developed, and also to undeveloped greenfield land located within Urban Growth Boundaries. This means that while infill development will occur over time, this greater density would be the most obvious on greenfield land that is currently undeveloped. This 'up-zoning' will assist with implementing the strategic directions of the district plan, which include encouraging intensification within Urban Growth Boundaries.

The townships of Luggate, Glenorchy, Kinloch, Kingston and Makarora are proposed to be zoned Settlement Zone.

WHAT THIS MEANS

A key part of this review is to rename Townships Zone to Settlement Zone. This is to align the zone with the standardised term used in National Planning Standards (issued by the Government in April 2019).

Further key changes include:

- > Easing Residential Flat restrictions so they are a restricted discretionary activity (rather than a non-complying activity). Discretion is retained for consideration of on-site servicing of Residential Flats.
- > Revising height recession planes to replace the current 25° recession plane applied when a boundary setback is breached. The revised height recession planes apply differing angles at each boundary, based on maximising sunlight access from the north.
- > Requiring restricted discretionary activity consent for buildings in mapped Commercial Precincts and Visitor Accommodation Sub-zones. Discretion will be retained for consideration of matters including the design, scale and appearance of buildings, signage, lighting and landscaping. Such consents are proposed to have restrictions on notification, meaning they would not be notified.
- > Requiring restricted discretionary activity consent for visitor accommodation located in mapped Visitor Accommodation Sub-zones and Commercial Precincts (including buildings). There will also be limits on notification.
- > Limiting floor areas for individual retail and office activities in Commercial Precincts to encourage boutique-scale commercial activities rather than large-format activities which are better suited to urban centres. Retail activities will be limited to 200 m² gross floor area, and individual office activities limited to 100 m² gross floor area.
- > Enabling an additional 1.5 metre building height in Commercial Precincts, subject to compliance with height recession planes at all boundaries, excluding the road boundary.

The elements that will stay the same are:

- > Keeping the current minimum 800m² net site area for townships in the Settlement Zone (this is 1,000 m² in Makarora).
- > Retaining the flexibility that caters for people who work from home - with limits on activities that may affect residential amenity (such as noisy activities).
- > Continuing to map Commercial Precincts and Visitor Accommodation Sub-zones to depict sites where commercial, commercial recreation, community and visitor accommodation activities are encouraged to locate.
- > Continuing to map Flood Hazard areas. The existing rules requiring buildings to be raised above the identified flood level will continue to apply.
- > Retaining most of the building standards (setbacks, height etc) including the gable roof form rule for Glenorchy. However, the wording of many of these rules has been revised to align with the Proposed District Plan style.

WANT TO GET INTO MORE DETAIL?

Full details, including how to make a submission, a glossary of terms, and other resources are available at: www.qldc.govt.nz/proposed-district-plan-stage-3.

For clarification on any of the proposed changes, a duty policy planner will be available either by phone or in person by appointment, every workday until submissions close. Please phone 03 441 0499 (Queenstown) or 03 443 0024 (Wānaka) or email pdpenquiries@qldc.govt.nz.

