

9. Townships

Hawea, Luggate, Albert Town, Makarora, Glenorchy, Kingston and Kinloch

9.1 Issues, Objectives and Policies

9.1.1 Resources, Activities and Values

The District contains several townships, each with their individual character. Characteristics common to the townships include:

- function: they have historically been rural service centres. In recent years the role of some townships has diversified, for example into servicing recreational activities and visitor accommodation;
- spatial pattern: development within the boundaries of the townships tends to be relatively dispersed, the predominant character being low density;
- location: the townships tend to be located on major arterial routes and important thoroughfares;
- mix of activities: the townships often comprise a mixture of residential, commercial, industrial, recreational, community and other uses without particular areas being set aside for each activity; and
- level of servicing: the majority of townships have community water supplies, with some having community sewerage disposal facilities.

The District's townships make an important contribution to the residential needs and the social and economic well being of the local population. They provide residents with a pleasant and sometimes lower cost place to live in comparison to the suburban living environment of the larger towns. Integral to

these townships are the services and facilities they contain. They are valued by residents, visitors and the wider rural population for their convenience and employment opportunities.

9.1.2 District Wide Township Issues

The townships vary in the extent to which they are effectively part of the wider rural area or dependent on the growth and development of activity in the District generally and visitor activity in particular. There are issues specific to each settlement; however all of the settlements face common concerns. These are:

i Natural Hazards

- **Areas in the vicinity of Glenorchy, Kingston and Makarora are subject to flood hazards.**
To date the amount of damage to the settlements is limited. This may change with increased residential activity. Damage can be mitigated by requiring measures such as raised floor levels.

ii Servicing

- **Servicing constraints place limits to growth and urban form.**
The townships have limitations to growth because of the level of public services available, in particular reticulated water supply and sewage disposal.

iii Traffic Safety and Access

- **Development may reduce the safety and efficiency of the road network.**
To enable roads to function safely it is desirable to restrict the number and location of access points associated with higher traffic generating uses, such as commercial and industrial activities.

iv Township Amenity

- **The establishment of a level of amenity which reflects elements of the urban and rural character of the towns.**

The appearance and mixture of uses in the townships produces a level of amenity, which is expected and the residents enjoy. Maintenance of the open appearance and low density nature can be achieved by the use of minimum lot sizes, maximum permitted coverage of buildings on sites, limits on the height and bulk of buildings, as well as setbacks from boundaries.

The landscape surrounding the townships is an important part of their amenity and character. The maintenance and enhancement of that amenity without stifling development is an important issue for the townships. For each township sustainable resource management includes providing for growth, changing lifestyles and increased tourism while maintaining the essential amenity elements which give rise to individual character.

Different activities occur within the townships and it is not unusual to find commercial or industrial activities such as transport yards, hotels and small businesses interspersed with housing. There is acceptance of non-residential activities in the townships. This appears to reflect the close economic, social and physical links between the townships and the rural areas they serve.

9.1.3 Individual Township Issues

9.1.3.1 Hawea

The Hawea township is situated on the southern shores of Lake Hawea. It has developed as a residential area for both permanent and holiday populations with some non-residential activities distributed throughout the settlement. A settlement is also established at Hawea Flat. A significant feature is an extensive lakeshore setting.

Issues

- Protection of the visual amenity.
- Maintenance and enhancement of access to the lake.

- Retention of present residential amenity and character.
- Opportunity for expansion of the low density residential environment.
- Capacity for sewage treatment and disposal.
- Avoidance of excessive shading, loss of vistas and inappropriate planting of exotic tree species.

9.1.3.2 Luggate

Luggate is located to the south-east of Wanaka. The settlement sits astride State Highway 6 and comprises urban services and facilities. The distribution of land use activities within the township is mixed, reflecting its historical development patterns and trends.

Issues

- Retention of the existing open character of the town.
- Non-residential activities subject to strict amenity controls.
- Provision of a secure water supply.
- Continuance of the existing non-residential activities in the town which are important to its economic and social well being.
- Provision of reticulated sewage treatment and disposal.

9.1.3.3 Albert Town

Albert Town is a small community located to the east of Wanaka at the point where State Highway 6 crosses the Clutha River. Land use activities within the township are predominantly residential. The settlement is divided into two distinct areas by State Highway 6. To the east of the State Highway is the original settlement adjacent to the confluence of the Hawea and Clutha Rivers. To the west of State Highway 6 is a larger and more recent area of urban development.

As with other townships the community of Albert Town wish to maintain the character and amenity of the township.

Issues

- Retention of the open character and amenities of the township.
- Minimising the effect of State Highway 6 on the town.
- Minimising the adverse effects of non-residential activities on residential amenity.

Riverside Stage 6

- Township character and amenity values
- Public open spaces and the public realm
- Land use efficiency and the ability to accommodate growth
- Accessibility and movement network
- Landscape and environmental features
- Integrated planning and stormwater management
- Cost-effective and resource efficient development
- The need to provide for an integrated and diverse community

9.1.3.4 Makarora

Makarora, consisting of three separate townships, is the District's northern most community. It is an important local base for visitor activity. There is significant potential within the Makarora Valley to absorb development, however Makarora is subject to flooding.

Issues

- Retention of the character and quality of the environment.
- Providing for a variety of lifestyles and land use activities.
- Minimising the effects of flooding on land use activities.
- Ensuring development is compatible with landscape amenity.

9.1.3.5 Glenorchy

Glenorchy is situated at the northern end of Lake Wakatipu between the mouth of the Rees River and the mouth of Buckler Burn, and services both tourism and farming activities. The layout of the town is a reflection of the early subdivision pattern and is characterised by wide streets, few footpaths and large rectangular sections. The community has a close relationship with the surrounding rural area and there is a desire to preserve the rural landscape from inappropriate development, while at the same time acknowledging that a range of lifestyle activities should be enabled. Glenorchy is an important base for visitor activity.

Issues

- Retention and enhancement of the amenity of the township while providing for an increasing range of non-residential activities, in particular visitor activities, within the township and the surrounding hinterland.
- Retention of the low density, open character of the township.
- The external appearance of buildings in the town.
- The location and options for additional visitor facilities and activities.
- Provision of a reticulated water supply and sewerage system.

9.1.3.6 Kinloch

Kinloch is situated at the northern end of Lake Wakatipu, on the western shore. It was mapped out when the District was first settled. There is potential and community support for the area to develop.

Issues

- Retention and enhancement of the amenity and character of the township.
- The location of buildings and activities in relation to the low-lying flood prone areas within the township.

9.1.3.7 Kingston

The settlement of Kingston is the southern entry point to the District. The community is made up of both permanent and holiday residents. The settlement pattern is dominated by the lakeshore and the separation of the town from the highway. This gives the settlement a feeling of being nestled into the landscape. This character is further enhanced by narrow roads, low height of buildings and the surrounding vegetation.

There is a strong community desire to enhance the foreshore - water interface by minimising the conflict between a range of water based activities and protecting and enhancing its vegetation and several heritage structures in the area, e.g. railway wharf. The Kingston Flyer, "New Zealand's Famous Vintage Steam Train" is identified as a major visitor attraction for the town and the maintenance and support of its infrastructure is recognised as being important for the character and well being of the town.

Issues

- Provision of a reticulated water supply and sewage treatment and disposal system.
- Protection of the current low density building development.

- Access to and protection of the lakeshore in the vicinity of the town.
- The need to enhance the character of buildings and development in the town.
- Retention of the supporting infrastructure for the Kingston Flyer.

9.1.4 Objectives and Policies - Townships

Objective 1

Recognition and consolidation of the townships. Recognition of the low density open space residential amenity of the townships. Recognition of the particular character, built environment and range of uses existing in the individual townships.

Policies:

- 1.1 *To encourage consolidation of the townships within identified boundaries.*
- 1.2 *To protect the low density living environment of the townships by providing for limited peripheral expansion where this does not adversely affect important adjoining rural resources and amenities.*
- 1.3 *To limit the extent and density of development of the townships in recognition of:*
 - 1.3.1 *risk of natural hazards;*
 - 1.3.2 *the need to provide options for reticulated services;*
 - 1.3.3 *the desired living environment of the majority of the township residents;*
 - 1.3.4 *the effects of activities in the townships and the scale of activities on the main transport routes;*
 - 1.3.5 *Avoid the planting and locating of inappropriate tree species so as to reduce the impact of excessive shading and loss of vistas at Hawea.*

1.4 To recognise and provide for the individual character and appearance of the individual townships and in particular:

- 1.4.1 limited building heights in Glenorchy and Makarora;
- 1.4.2 roof pitch design for Glenorchy.

1.5 The provision of a 5 metre wide Local Purpose Reserve (for beautification purposes) along the frontage of Oban Street, Glenorchy

1.5.1 On both sides of Oban Street south of Mull Street, the Council shall require that such land be taken as Local Purpose Reserve at the time of subdivision or development, except that:

Where a Local Purpose Reserve has already been taken from sites as part of a previous subdivision, no further land shall be taken from those sites as a part of any further subdivision or development

1.5.2 Where a beautification strip is provided within the Glenorchy Township Zone at the time of subdivision or development, the Council shall offset the value of this land against the Development contribution payable under the Local Government Act 2002.

1.6 To provide for a range of small scale non-residential activities in the towns subject to listed standards to ensure development consistent with the predominant residential environment.

1.7 To ensure subdivision and density controls do not inhibit the range of development options while providing for an open appearance.

1.8 To provide for the protection of a range of existing non-residential uses by way of scheduled sites.

1.9 To recognise the value of particular townships as important centres within the visitor industry.

Objective 2 – Riverside Stage 6

Comprehensive development within Riverside Stage 6 that:

- complements the character of Albert Town
- provides an interconnected network of streets and walkways that facilitates a safe, efficient and pleasant walking, cycling and driving environment
- provides for a variety of lot sizes and densities
- promotes the efficient and sustainable use of land
- protects and enhances significant landscape and environmental features
- facilitates an integrated approach to the design of open space and urban water management
- creates cost-effective and resource-efficient development
- manages the effects of State Highway 6 on Albert Town
- provides a high quality living environment

Policies – Riverside Stage 6

2.1 To facilitate a site responsive approach to residential development on the Riverside Stage 6 site that recognises and is consistent with the existing character of Albert Town.

2.2 To create active interfaces between streets and land uses, with building frontages to streets that improve amenity and safety through increased surveillance and activity.

2.3 To facilitate an efficient and sustainable approach to urban development by maximising land use efficiency and minimising energy use.

2.4 To provide a safe and visually attractive urban environment that provides a variety of housing types and densities to meet the diverse needs of the community.

2.5 To provide a movement network which incorporates a highly interconnected street network that clearly distinguishes between arterial routes and local streets, establishes good internal and external access for residents, provides safe and efficient pedestrian and cycle linkages and supports public transport.

2.6 To provide for safe attractive and useable community and outdoor spaces.

- 2.7 *To protect and enhance the landscape and environmental features of the site.*
- 2.8 *To provide an attractive buffer between residential development and State Highway 6.*
- 2.9 *To provide cost-effective housing options, including the provision of duplex housing within sub-zone A.*
- 2.10 *To ensure that new residential development incorporates best practice stormwater management techniques.*
- 2.11 *To ensure that new residential development incorporates best practice noise attenuation techniques in order to manage the effects of noise from the State Highway on residential amenity.*

Implementation Methods

The objectives and associated policies will be implemented through a number of methods including the following:

(i) District Plan

- (a) The identification of Township zones, objectives, policies and rules.
- (b) Inclusion of a Structure Plan to guide the planned expansion of Albert Town at the Riverside Stage 6 site.

(ii) Other Methods

- (a) A programme of street improvements and plantings, local traffic improvements, upgrading of the quality of open space and improvements to water supply, sewage treatment and disposal.
- (b) Retention of heritage items
- (c) In respect of the Glenorchy Township, recognition of the Glenorchy - Head of the Lake Community Plan (2001) and any amendments thereto.

Riverside Stage 6 at Albert Town:

- (d) Consent notices for design guidelines, insulation and solid fuel burners
- (e) Stakeholders Deed

Explanation and Principal Reasons for Adoption

The maintenance of the amenity values and character of the townships is important to the well being of the residents. Each community has aspirations about the form, style and character of development and the Plan, subject to any adverse effects on matters relating to natural resources and landscape values, seeks to encourage the expression of those characteristics and values.

Visitor activity is playing an increasingly important role in the well being of both the individual township communities and the District. This activity is encouraged as a valued part of the visitor industry in terms of its sensitivity to natural resources and values and the ability to complement the local economy.

9.1.5 Environmental Results Anticipated

Implementation of the policies and methods for management relating to the townships will result in:

- (i) Development which reflects important local characteristics in terms of building style, appearance and density.
- (ii) A range of non-residential activities satisfying residential amenity requirements.
- (iii) Townships comprising a mixture of residential, business and community activities.
- (iv) Low density development in specific areas in the absence of sewage reticulation, to maintain water quality and availability for domestic use.

- (v) Avoidance of property damage from natural hazards.
- (vi) Well-defined and consolidated township boundaries.
- (vii) Vehicle and pedestrian access to all properties which does not conflict with the safe and efficient functioning of adjacent roads.