

4. District Dwelling Capacity Model May07

Queenstown Lakes District ~ May 2007												
			Current			Residual			Total			
Area (refer to maps)	Zoning	Hectares	Existing Dwellings	Dwellings per Ha	Approved Not Yet Built	Res. Dwelling Capacity	*** Peak Pop. Capacity	% District Dwg Capacity	Total Dwelling Capacity	Dwellings per Ha	*** Peak Pop. Capacity	% Dwelling Potential Unbuilt
Urban												
Queenstown Town Centre **	Town Centre	12	98	8.0	0	38	95	0.2%	136	11.0	343	27.7%
Queenstown High Density *	High Density	146	1,494	10.2	66	2,057	5,200	9.0%	3,617	24.7	9,144	57.9%
Arrowtown Historic	Arrowtown Historic	22	235	10.5	1	25	62	0.1%	261	11.6	644	9.6%
Wanaka Town Centre **	Town Centre	11	60	5.4	0	2	6	0.0%	62	5.7	150	3.8%
Wanaka High Density *	High Density	22	229	10.6	3	446	1,066	2.0%	678	31.3	1,619	66.1%
Urban Core		214	2,116	9.9	70	2,568	6,428	11.2%	4,754	22.2	11,901	54.8%
Kingston	Township	38	173	4.6	3	104	224	0.5%	280	7.4	605	37.5%
Kinloch	Township	10	6	0.6	0	7	16	0.0%	13	1.3	29	55.4%
Glenorchy	Township	73	102	1.4	7	288	622	1.3%	397	5.4	857	73.8%
Albert Town	Township	83	314	3.8	20	335	799	1.5%	669	8.0	1,596	51.6%
Makarora	Township	72	40	0.6	1	236	569	1.0%	277	3.8	668	85.5%
Luggate	Township	31	93	3.0	3	74	178	0.3%	170	5.5	409	44.3%
Hawea	Township	131	410	3.1	22	622	1,498	2.7%	1,054	8.1	2,539	60.3%
Townships		439	1,138	2.6	56	1,666	3,907	7.3%	2,860	6.5	6,703	59.4%
Fernhill	Medium Density Residential	72	1,016	14.1	11	314	861	1.4%	1,341	18.6	3,678	23.6%
Queenstown Hill	Medium Density Residential	55	783	14.3	10	212	536	0.9%	1,005	18.4	2,544	21.3%
Fernhill	Low Density Residential	30	1	0.0	0	57	156	0.2%	58	1.9	159	98.3%
Queenstown Hill	Low Density Residential	79	465	5.9	18	562	1,423	2.5%	1,045	13.3	2,646	54.7%
Frankton	Low Density Residential	54	719	13.3	6	150	378	0.7%	875	16.2	2,205	17.2%
Kelvin Heights	Low Density Residential	229	547	2.4	8	1,932	4,554	8.5%	2,487	10.9	5,862	77.9%
Arthurs Point	Low Density Residential	65	172	2.7	21	424	1,047	1.9%	617	9.5	1,524	71.1%
Lake Hayes	Low Density Residential	10	45	4.7	1	48	134	0.2%	94	9.8	262	51.6%
Arrowtown	Low Density Residential	84	999	11.9	16	165	408	0.7%	1,180	14.1	2,914	14.2%
Lake Hayes Estates	Low Density Residential	28	207	7.3	22	120	333	0.5%	349	12.3	970	36.6%
Queenstown Heights	Sub-Low Density Residential	58	3	0.1	0	259	657	1.1%	262	4.5	664	98.9%
North Wanaka	Low Density Residential	227	1,519	6.7	89	653	1,560	2.9%	2,261	10.0	5,398	30.1%
South Wanaka	Low Density Residential	168	960	5.7	26	738	1,761	3.2%	1,724	10.2	4,115	43.5%
Low Density Residential		1,158	7,436	6.4	228	5,633	13,805	24.7%	13,297	11.5	32,941	43.1%
Remakables Park	Special Zone	130	96	0.7	0	1704	4,295	7.5%	1,800	13.8	4,537	94.7%
Penrith Park #	Special Zone	34	46	1.4	6	78	186	0.3%	130	3.9	310	62.9%
Peninsular Bay #	Special Zone	75	1	0.0	0	399	952	1.7%	400	5.3	955	99.8%
Urban Special Zones		240	143	2.1	6	2,181	5,434	9.6%	2,330	9.7	5,802	93.8%
Urban Total		2,050	10,833	5.3	360	12,048	29,574	52.8%	23,241	11.3	57,347	52.7%
Estimated capacity for permanent 'usually resident' pop (based on 42% of capacity taken up by Visitor Accommodation & 2nd homes)											33,261	
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Rural												
Jacks Point #	Special Zone	1,258	29	0.0	19	2327	6,387	10.2%	2,375	1.9	6,519	98.8%
Quail Rise #	Special Zone	82	94	1.1	13	111	305	0.5%	218	2.6	598	54.1%
Millbrook	Special Zone	197	89	0.5	9	352	966	1.5%	450	2.3	1,235	79.8%
Bendemeer	Special Zone	63	1	0.0	1	73	200	0.3%	75	1.2	206	98.6%
Waterfall Park	Special Zone	12	0	0.0	0	100	274	0.4%	100	8.3	274	100.0%
Meadow Park	Special Zone	29	16	0.5	5	79	217	0.3%	100	3.4	274	83.2%
Rural Visitor *	Special Zone	345	35	0.1	6	5275	13,243	23.1%	5,316	15.4	13,346	99.3%
Rural Special Zones		1,986	264	0.1	53	8,317	21,592	36.4%	8,634	4.3	22,452	96.9%
Gibbston Valley		1,327	48	0.0	4	395	1,085	1.7%	447	0.3	1,228	89.2%
Glenorchy	Rural Residential	15	0	0.0	0	28	61	0.1%	28	1.9	61	100.0%
Wakatipu	Rural Residential	371	240	0.6	49	414	1,137	1.8%	703	1.9	1,930	63.3%
Wanaka	Rural Residential	428	293	0.7	33	465	1,249	2.0%	791	1.8	2,124	61.3%
Greater Hawea	Rural Residential	218	98	0.4	8	316	761	1.4%	422	1.9	1,016	76.3%
Rural Residential		1,033	631	0.6	90	1,223	3,207	5.4%	1,944	1.9	5,131	66.0%
Glenorchy	Rural Lifestyle	766	16	0.0	3	254	548	1.1%	273	0.4	589	94.1%
Wakatipu	Rural Lifestyle	631	181	0.3	11	90	247	0.4%	282	0.4	774	33.2%
Wanaka	Rural Lifestyle	384	78	0.2	63	74	175	0.3%	215	0.6	507	48.8%
Greater Hawea	Rural Lifestyle	1,350	36	0.0	7	432	1,040	1.9%	475	0.4	1,143	92.3%
Rural Lifestyle		3,131	311	0.1	84	850	2,010	3.7%	1,245	0.4	3,014	73.2%
Rural Living - Lifestyle, Residential, Gibbston		5,491	990	0.2	178	2,468	6,303	10.8%	3,636	0.7	9,373	71.4%
Rural Total - excluding RG building platforms		7,477	1,254	0.2	231	10,785	27,895	47.2%	12,270	1.6	31,826	89.6%
DISTRICT TOTAL excl Building Platforms		9,528	12,087	1.3	591	22,834	57,321	100.0%	35,512	3.7	89,148	65.4%
Estimated permanent homes									20,597		51,706	