

District Plan Review

Albert Town Township Issues and Options

What do you think?

Please send your comments to:
Policy & Planning
Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348

Email services@qldc.govt.nz

Or comment online at
www.qldc.govt.nz/district_plan_review

Comments should be received by 30 November 2012 although feedback on these issues will be welcome at anytime during the review process.

Name _____

Email _____

Address _____

What are we doing?

We are reviewing the District Plan and looking at what works well and what needs to be changed.

As a part of this process, the Albert Town Community Association and Council have discussed a number of issues and we'd like your feedback.

You may also be interested in the brochures on Recession Planes and Renewable Energy available at
www.qldc.govt.nz/district_plan_review

Does Albert Town's zoning meet its needs?

Townships are commonly rural service centres. The level of servicing and facilities in Albert Town and its closeness to Wanaka, suggests to some that it is an urban part of Wanaka. The July Community Association meeting discussed ways the District Plan Review could treat zoning in Albert Town that might better reflect this. The meeting also identified the terrace area zoned Rural Residential as a part of Albert Town and asked if it should be maintained as rural.

Would a change in zoning for Albert Town, or including Albert Town in the Residential Chapter of the District Plan better reflect and provide for what Albert Town desires?

Should we:

- ☐ Keep the current Township and Rural Residential zones as they are.
- ☐ Only change some of the rules within the current Township and Rural Residential zones.
- ☐ Define new zones to reflect Albert Town as an urban settlement which could provide for a range of densities including the current Rural Residential and Township zonings.
- ☐ Some other option _____

Should new development follow a particular character or type?

The Township section of the District Plan says recognition should be given to

“the particular character, built environment and range of uses existing in the individual townships.”

Currently there are no specific policies or rules relating to this. Given that Albert Town is already well established, rules about building styles might be irrelevant.

Q Should the District Plan promote a particular character in Albert Town?

☐ Yes ☐ No

Q If yes, how would you describe that character?

Do we have enough commercial zoning?

The District Plan currently promotes commercial development within townships and a precinct already exists in Albert Town for these activities. This precinct is largely developed however and if commercial activity in Albert Town increases then the commercial precinct may need to be enlarged or another one established in an appropriate location.

Q Do you think the commercial precinct zone in Albert Town should be enlarged?

☐ Yes ☐ No

Q If yes, where would the most appropriate location be for further commercial activities?

Should a rule restrict the height and type of boundary planting in Albert Town?

Discussions with the Community Association support the possible introduction of a rule requiring owners to keep all trees or hedgerows below 1.9m in height within 2m of their boundary. No similar rule currently exists for Albert Town.

There is also support for creating a list of wilding species for the entire District and adopting rules to ensure that listed species are not planted.

Q Should boundary planting rules be introduced into Albert Town?

☐ Yes ☐ No

It was also suggested that Council prepare clear guidelines as to how property owners can ensure their landscaping complies without the need for costly monitoring or enforcement.

Q Will guidelines be an effective means to ensure the rules are adhered to?

☐ Yes ☐ No