

Glenorchy and Kinloch Issues and Options

Roofline issues

Three further questions regarding height in relation to boundary and flood level/building are detailed in the brochure: **Townships: Roofline Issues**.

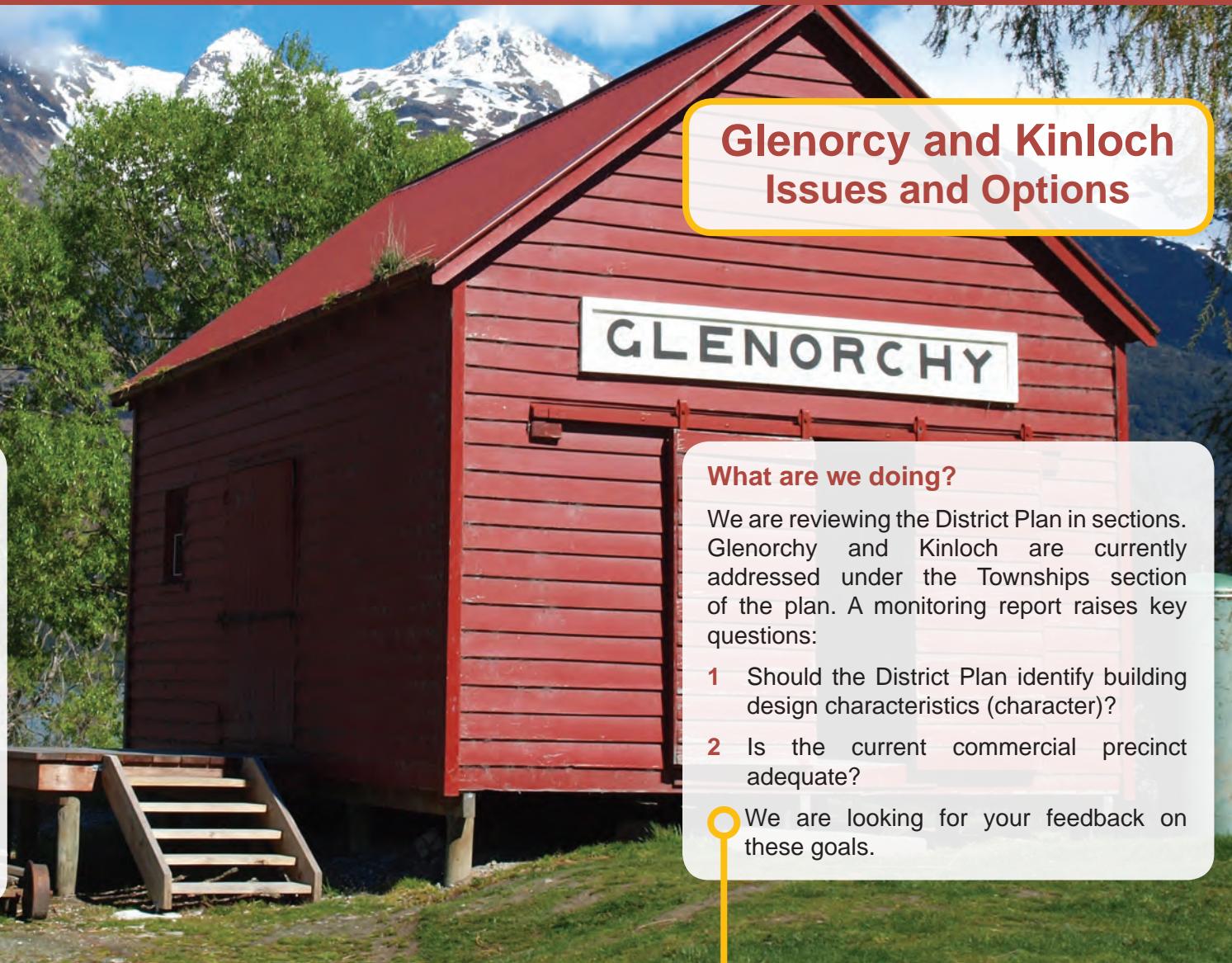
- 1 Should we change the rules on recession plane angles?
- 2 Should the Glenorchy minimum roof pitch rule be kept, altered or removed?
- 3 Is the proposed fix to the flood level and maximum building height issue a good idea?

What are we doing?

We are reviewing the District Plan in sections. Glenorchy and Kinloch are currently addressed under the Townships section of the plan. A monitoring report raises key questions:

- 1 Should the District Plan identify building design characteristics (character)?
- 2 Is the current commercial precinct adequate?

 We are looking for your feedback on these goals.



QUEENSTOWN
LAKES DISTRICT
COUNCIL

District Plan Review

Amenity and character

Objective 1 - Township section of the District Plan:

“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.”

The underlined parts of Objective 1 in the District Plan are not currently supported by any policies or rules. Glenorchy is already well established which makes promoting a specific style of building difficult. Kinloch is dominated by the Kinloch Lodge which is a heritage structure. To achieve simplicity in the plan, these underlined parts could be removed, with low risk of any effect on applications seeking consent in the Township zone.

How can we improve it?

Q Do you think new development should follow a particular character or type? If yes, how would you describe that character?

Q Should the underlined section of the objective be removed from the District Plan?

Is the current commercial precinct in Glenorchy adequate?

The District Plan currently promotes commercial development within townships. In Glenorchy the District Plan has identified a precinct for these commercial activities. However that precinct is largely developed.

If it is considered necessary to increase commercial activity in Glenorchy to meet the anticipated result in the District Plan, then it may help if the commercial precinct is increased or another provided in an appropriate location.

How can we improve it?

Q Should Glenorchy seek to increase the commercial precinct?

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



What do you think?

Council is interested in hearing your views about these and any other Township issues you would like considered as part of the District Plan Review.

Please email services@qldc.govt.nz

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

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

Comments should be received by 5 September 2012 although feedback on these issues will be welcome at anytime during the review process.



glenorchy and kinloch