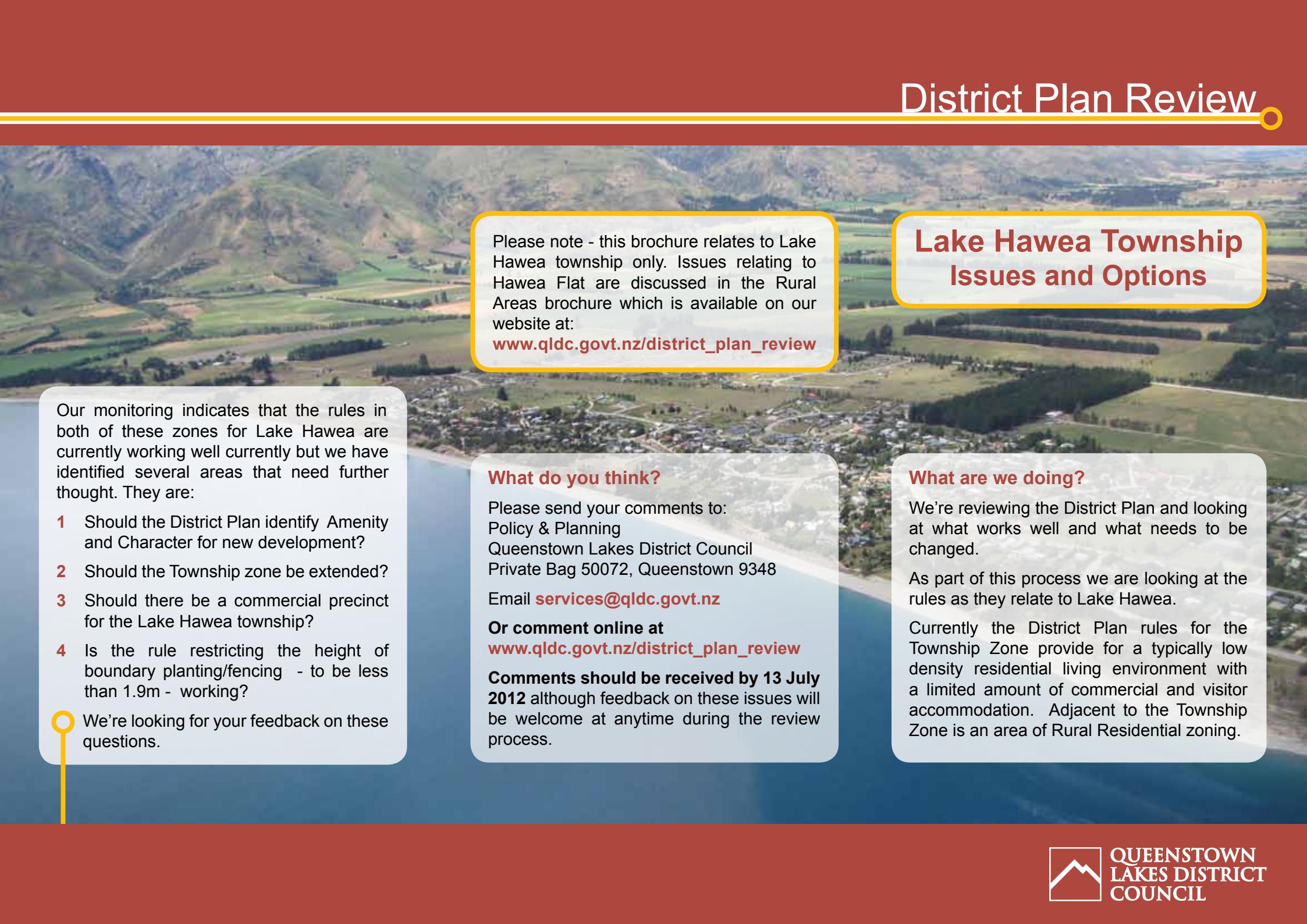


District Plan Review



Our monitoring indicates that the rules in both of these zones for Lake Hawea are currently working well currently but we have identified several areas that need further thought. They are:

- 1 Should the District Plan identify Amenity and Character for new development?
- 2 Should the Township zone be extended?
- 3 Should there be a commercial precinct for the Lake Hawea township?
- 4 Is the rule restricting the height of boundary planting/fencing - to be less than 1.9m - working?

We're looking for your feedback on these questions.

Please note - this brochure relates to Lake Hawea township only. Issues relating to Hawea Flat are discussed in the Rural Areas brochure which is available on our website at:
www.qldc.govt.nz/district_plan_review

Lake Hawea 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 13 July 2012 although feedback on these issues will be welcome at anytime during the review process.

What are we doing?

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

As part of this process we are looking at the rules as they relate to Lake Hawea.

Currently the District Plan rules for the Township Zone provide for a typically low density residential living environment with a limited amount of commercial and visitor accommodation. Adjacent to the Township Zone is an area of Rural Residential zoning.



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. Lake Hawea is already well established which makes promoting a specific style of building difficult. 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 part of the objective be removed?



Should the Township Zone be extended?

The 2003 Lake Hawea Community Plan identified the Rural Residential Zone north of Cemetery Road between Timsfield to the west and Muir Road to the east as an area that could be considered for rezoning to Township Zone at some point in the future.

How can we improve it?

- Q Should we consider rezoning parts of the Rural Residential Zone adjacent to the Township Zone? If so, which areas?
- Q Does Lake Hawea require more Township zone to encourage its growth?
- Q Is a clear distinction between the Rural General and Township zones desired?

Is the rule restricting the height of planting on a boundary working?

In Lake Hawea township, property owners must apply for resource consent for a tree or hedgerow over 1.9m in height within 2m from their boundary. The aim of this rule is to avoid excessive shading or loss of vistas. Few zones in the district have this type of rule.

If this rule is deemed necessary to avoid excessive shading and/or vista loss, boundary planting will still require consent.

How can we improve it?

- Q Is this rule effective, and should it be retained?
- Q Is it overly restrictive and should it be removed?

Should a commercial precinct be identified?

In some townships, the District Plan has identified special precincts for commercial activities, though none exist currently in Lake Hawea.

If necessary, a precinct can be created for commercial activities in an appropriate location, and improve the likelihood that activities will locate in the precinct and not elsewhere in the township. This precinct would potentially concentrate activity in one area, which may have some negative effects on the immediate neighbours.

How can we improve it?

- Q Should Lake Hawea identify a commercial precinct? If yes, where would be the most appropriate location for commercial activities?
- Q Do the benefits of a commercial precinct outweigh its potential negatives?



lake hawea township