

Luggate 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 Luggate Community Association and Council have discussed a number of issues for consideration 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



QUEENSTOWN
LAKES DISTRICT
COUNCIL

District Plan Review

Does Luggate's zoning meet its needs?

Luggate has a mix of Zoning including Township surrounded by a ring of Rural Residential Zoning and a large residential subdivision consent issued on Rural General land.

The August Community Association meeting discussed ways the District Plan Review could treat zoning in Luggate that might better reflect its identity.

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

Should we:

- Keep the current Township and Rural Residential zones as they are.
- Change some of the rules within the current Township and Rural Residential zones.
- Define new zones to reflect Luggate as an urban settlement which could provide for a range of densities including the current Rural Residential and Township zonings, yet with a common treatment for landscape and external appearance rules.
- 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 and rules relating to this. Luggate is a developing community which makes promoting a specific style of building more attainable.

The August Community Association meeting discussed the desire for differences in character, which suggests that to simplify the plan this small section could be removed, with only a low risk of any effect on applications seeking consent in the Township zone.

Q Should the District Plan promote a particular character in Luggate?

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 Luggate for these activities. The current commercial precinct does not include the area occupied by the current Upper Clutha Transport Company. Some have suggested this be considered for an additional commercial precinct.

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

Yes No

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

A large, two-story stone building with a metal roof, situated next to a smaller yellow building and a blue truck.