

6 LOW DENSITY RESIDENTIAL ZONE

6.1 Zone Purpose

The Low Density Residential Zone is the largest residential zone in the District. The District Plan includes low density zoning that is within identified urban growth boundaries, and includes land that has already been substantively developed, as well as areas that will continue to be developed over time.

Fundamentally the zone provides for traditional suburban densities and housing forms. Houses will typically be detached and set on sections between 400 and 1000 square metres in area. However, the zone will also support some increased density, whether through smaller scale and low rise infill development, or larger comprehensively designed proposals, to provide more diverse and affordable housing options.

Community activities and facilities are anticipated in the zone provided adverse effects can be suitably addressed, as these activities are often best located within the residential communities they serve. Home occupations are also provided for.

The zone will also support low intensity forms of visitor accommodation such as guest houses, homestays and the commercial letting of a residential unit or flat where this does not adversely impact on the supply of permanent (long term) rental accommodation. Visitor accommodation within the zone will be sensitively designed with regard to its setting, and protect the privacy and amenity of guests and nearby residents.

Commercial activities are generally discouraged, however may be accommodated where necessary to address a demonstrated local need provided residential amenity is not compromised.

6.2 Other Relevant Provisions

6.2.1 District Wide Rules

Attention is drawn to the following District Wide Rules that may apply in addition to the Low Density Zone Residential Zone. If District Wide Rules are not met then resource consent will be required in respect of that matter.

Heritage Protection	Refer Section XX
Transport	Refer Section XX
Subdivision, Development and Financial Contributions	Refer Section XX
Hazardous substances	Refer Section XX
Utilities	Refer Section XX
Signs	Refer Section XX
Relocated Buildings and Temporary Activities	Refer Section XX
Earthworks	Refer Section XX

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6.3 Objectives and Policies

6.3.1 Objective - The zone provides for low density residential living within the District's urban areas.

Policies

- 6.3.1.1 Low density zoning and development is located in areas that are well serviced by public infrastructure, and is designed in a manner consistent with the capacity of infrastructure networks.
- 6.3.1.2 The zone is suburban in character and provides for a low density housing development on larger urban allotments primarily comprising dwellings up to two storeys in height.
- 6.3.1.3 The zone may support low intensity forms of visitor accommodation (such as peer to peer accommodation) to meet anticipated tourism demand, where this can be sensitively integrated with existing residential premises.

6.3.2 Objective - Ensure protection of amenity values in recognition of the zone's lower intensity character, whilst providing for subtle and low impact change.

Policies

- 6.3.2.1 Enable residential development on allotments of a size consistent with a low density character, which are typically larger than 450 square metres, but enable infill development at a higher density where it is low scale and discrete, and relates well to existing land use.
- 6.3.2.2 Apply height, building coverage, and bulk and location controls as the primary means of retaining the lower intensity character of the zone and ensuring protection of amenity values in terms of privacy, access to sunlight, and impacts arising from building dominance.

6.3.3 Objective - Allow higher housing densities than typical in the zone provided that it retains a low rise built form and responds appropriately and sensitively to the context and character of the locality.

Policies

- 6.3.3.1 Ensure any higher density residential development is planned and designed to fit well within its immediate context, paying particular attention to the way the development:
 - (a) Relates to neighbouring properties, through employing larger setbacks, sensitive building orientation and design, and landscaping to mitigate dominance and privacy impacts
 - (b) Avoids large continuous building facades that are not articulated or broken down into smaller elements;
 - (c) Provides street activation through connection between front doors and the street.

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6.3.3.2 Landscaped areas shall be well designed and integrated into the design of developments, providing high amenity spaces for recreation and enjoyment, with particular regard to the street frontage of developments.

6.3.4 Objective - Allow low rise, discrete infill housing as a means of providing a more diverse and affordable housing stock.

Policies

6.3.4.1 Provide for compact, low rise infill housing that does not fundamentally compromise the integrity of the zone's low density character and amenity values.

6.3.5 Objective - In Arrowtown residential development responds sensitively to the town's character

Policies

6.3.5.1 Development is of a form that is sympathetic to the character of Arrowtown, including its building design, scale, layout and building form in accordance with the Arrowtown Design Guidelines 2006 (and any adopted updates)

6.3.5.2 Flat roofed housing forms are avoided.

6.3.5.3 Infill housing development responds sensitively to the existing character of the area.

6.3.6 Objective - Provide for community activities and facilities that are generally best located in a residential environment close to residents.

Policies

6.3.6.1 Enable the establishment of community facilities and activities where adverse effects on residential amenity values such as noise, traffic, lighting, glare and visual impact can be avoided or mitigated.

6.3.6.2 Ensure any community uses or are limited intensity and scale, and generate only small volumes of traffic.

6.3.6.3 Ensure any community uses or facilities are of a design, scale and appearance compatible with a residential context.

6.3.7 Objective - Ensure development efficiently utilises existing infrastructure and minimises impacts on infrastructure and roading networks.

Policies

6.3.7.1 Access and parking is located and designed to optimise efficiency and safety and minimise impacts to on-street parking.

6.3.7.2 Development is designed consistent with the capacity of existing infrastructure networks and seeks low impact approaches to storm water management and efficient use of potable water supply

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6.3.7.3 Development is integrated with, and improves connections to, public transport services and active transport networks (tracks, trails, walkways and cycleways).

6.3.8 Objective - Enable low intensity forms of visitor accommodation that is appropriate for a low density environment to respond to strong projected growth in visitor numbers.

6.3.8.1 The zone will support the following types of visitor accommodation where this is designed in a manner to limit effects on residential areas associated with noise, lighting, vehicle access and parking (on-street and off-street):

- (a) bed and breakfast
- (b) homestay
- (c) commercial letting of a residential unit, dwelling or flat

Note – A Management Plan shall be provided detailing operational controls to achieve compliance with the above policy.

6.3.8.2 Visitor accommodation is designed to maintain the privacy of adjoining residential properties through sensitive layout of entertaining areas, and incorporation of screening methods.

6.3.9 Objective - Generally discourage commercial development except when it is small scale and generates minimal amenity impacts.

Policies

6.3.9.1 Commercial activities that directly serve the day-to-day needs of local residents, or enhance social connection and vibrancy of the residential environment may be supported, provided these do not undermine residential amenity or the viability of a nearby centre.

6.3.9.2 Ensure any commercial development is low scale and intensity (100m² or less gross floor area) and does not adversely affect the local transport network and the availability of on-street parking.

6.3.9.3 Commercial activities that generate adverse noise effects are not supported in the residential environment.

6.3.9.4 Ensure any commercial development is of a design, scale and appearance compatible with its surrounding residential context.

6.4 Non-Notification of Applications

6.4.1 Except as provided for by the Act, all applications for **Controlled** activities will be considered without public notification or the need to obtain the written approval of or serve notice on any persons.

6.4.2 Except as provided for by the Act, the following **Restricted Discretionary** activities will be considered without public notification or the need to obtain the written approval of or serve notice on any persons;

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- (a) Residential development for land that is **not** located within the Airport Outer Control Boundary (OCB) and Air Noise Boundary (ANB) and comprises.

6.5 Activity Table

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

	Activities located in the Low Density Residential Zone	Activity status
6.5.1.1	Any Activity that is not listed as a Permitted, Controlled, Restricted Discretionary, Discretionary, or Prohibited Activity shall be a Non-Complying activity.	NC
6.5.1.2	Airports other than the use of land and water for emergency landings, rescues and fire fighting	PR
6.5.1.3	Building Restriction Area Where a building restriction area is shown on the District Plan Maps, no building shall be located within the restricted area	NC
6.5.1.4	Bulk material storage	PR
6.5.1.5	Commercial activities	NC
6.5.1.6	Commercial recreation	D
6.5.1.7	Community facilities and/or activities	D
6.5.1.8	Dwelling, Residential Unit, Residential Flat (for land that is not located within the Airport Outer Control Boundary (OCB) and Air Noise Boundary (ANB)), a maximum of: (a) One (1) per site in Arrowtown (b) For all other locations, two (2) or less per site	P
6.5.1.9	Dwelling, Residential Unit, Residential Flat (for land that is not located within the Airport Outer Control Boundary (OCB) and Air Noise Boundary (ANB)) (a) Two (2) or more per site in Arrowtown (b) For all other locations, three (3) or more per site Discretion is restricted to consideration of the following: (a) The location, external appearance, site layout and design of buildings and fences. (b) In Arrowtown, the extent to which the development responds positively to Arrowtown's character, utilising the Arrowtown Design Guidelines 2006 (and any adopted updates) as a guide. (c) The extent to which the development positively addresses the street (d) The extent to which building mass is broken down and articulated	RD

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	Activities located in the Low Density Residential Zone	Activity status
	<p>in order to reduce impacts on neighbouring properties and the public realm</p> <p>(e) Parking and access: safety, efficiency and impacts to on-street parking and neighbours</p> <p>(f) The extent to which landscaped areas are well integrated into the design of the development and contribute meaningfully to visual amenity and streetscape, including the use of small trees, shrubs or hedges that will reach at least 1.8m in height upon maturity.</p> <p>(g) Natural hazards - risk and mitigation</p>	
6.5.1.10	<p>Dwelling, Residential Flat (for land that is located within the Airport Outer Control Boundary (OCB) and/or Air Noise Boundary (ANB))</p> <p>(a) Maximum of one (1) per site, subject to compliance with Rule 6.7.1.2 and 6.7.1.3</p>	P
6.5.1.11	Factory Farming	PR
6.5.1.12	Fish or meat processing	PR
6.5.1.13	Forestry	PR
6.5.1.14	<p>Home occupation where:</p> <p>(a) No more than one full time equivalent person from outside the household shall be employed in the home occupation activity.</p> <p>(b) The maximum number of vehicle trips* shall be:</p> <p>(i) Heavy Vehicles: none permitted</p> <p>(ii) other vehicles: 10 per day</p> <p>(c) Maximum net floor area of 60m²</p> <p>(d) Activities and the storage of materials shall be indoors</p> <p>*A vehicle trip is two movements, generally to and from a site.</p>	P
6.5.1.15	Home occupation not otherwise identified	D
6.5.1.16	Retirement village	D
6.5.1.17	<p>Licensed premises integrated within Visitor Accommodation development</p> <p>Premises licensed for the consumption of liquor on the premises between the hours of 8am and 10pm</p>	D
6.5.1.18	Manufacturing and/or product assembling activities	PR
6.5.1.19	Mining	PR

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	Activities located in the Low Density Residential Zone	Activity status
6.5.1.20	Visitor Accommodation involving the commercial letting of one (1) residential unit, flat or dwelling per site, up to a maximum of 28 nights per calendar year <i>Note – Registration as a Holiday Home or Homestay is required.</i>	P
6.5.1.21	(a) Visitor Accommodation involving the commercial letting of one (1) residential unit, flat or dwelling per site, for more than 28 days but less than 180 nights per calendar year. Matters over which control is reserved: (a) The location, nature and scale of activities on site (b) Parking and access: safety, efficiency and impacts to on-street parking and neighbours (c) Noise and methods of mitigation (through design and management controls) (d) Hours of operation (e) Accommodation format and numbers of guests (f) Natural hazards – risk and mitigation (g) Management procedures, contact details and record of tenancies <i>Note – Registration as a Holiday Home or Homestay is required. A Management Plan should be submitted to demonstrate compliance with the matters of control.</i>	C
6.5.1.22	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building.	PR
6.5.1.23	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR

6.6 Standards table

	Standards for activities in the Low Density Residential Zone	Non-compliance status
6.6.1.1	Building Height (for flat sites) (a) Wanaka: A maximum of 7 metres (b) Arrowtown: A maximum of 6.5 metres (c) All other locations: A maximum of 8 metres (d) Despite the above, where a site is less than 900 square metres in area and more than one (1) residential unit is proposed per site, the following height provisions apply: i. Where residential units are proposed in addition to an existing dwelling, then the additional residential unit/s shall not exceed 5.5m in height ii. Where no dwellings exist on the site, or where an existing dwelling is being demolished to provide for two or more new residential units, then all proposed residential units shall not exceed 5.5m in height. iii. Items (i) and (ii) above do not apply where a second residential unit is being created within or attached to an	NC

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	Standards for activities in the Low Density Residential Zone	Non-compliance status
	<p>existing dwelling which is taller than 5.5m.</p> <p>iv. Items (i) and (ii) above do not apply in Queenstown where the site was created in a separate Certificate of Title as at 10 October 1995 and no residential unit has been built on the site (then the maximum height limit shall be 8 metres)</p> <p>Note: Refer to interpretive diagram within Appendix A4 for detail of the interpretation of building height</p>	
6.6.1.2	<p>Building Height (for sloping sites)</p> <p>(a) Arrowtown: A maximum of 6 metres</p> <p>(b) In all other locations: A maximum of 7 metres</p> <p>(c) Despite the above, where a site is less than 900 square metres in area and more than one (1) residential unit is proposed per site, the following height provisions apply:</p> <p>(d) Where residential units are proposed in addition to an existing dwelling, then the additional residential unit/s shall not exceed 5.5m in height</p> <p>(e) Where no dwellings exist on the site, or where an existing dwelling is being demolished to provide for two or more new residential units, then all proposed residential units shall not exceed 5.5m in height.</p> <p>(f) Items (i) and (ii) above do not apply where a second residential unit is being created within or attached to an existing dwelling which is taller than 5.5m.</p> <p>(g) Items (i) and (ii) above do not apply in Queenstown where the site was created in a separate Certificate of Title as at 10 October 1995 and no residential unit has been built on the site (then the maximum height limit shall be 8 metres)</p> <p>Note: Refer to interpretive diagram within Appendix A4 for detail of the interpretation of building height</p>	
6.6.1.3	<p>Sound insulation and mechanical ventilation for buildings within the Airport Outer Control Boundary (OCB) and Air Noise Boundary (ANB)</p> <p>Any buildings containing activity sensitive to aircraft noise (ASAN) shall achieve an indoor design sound level of 40dB Ldn, based on the 2037 noise contours, at the same time as meeting the ventilation requirements in Table 2 of Appendix 13.</p> <p>Compliance with this rule can either be demonstrated by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the internal design sound level, or by installation of mechanical ventilation to achieve the requirements in Table 2 of Appendix 13.</p> <p>Note – Refer to the Definitions for a list of activities sensitive to aircraft noise (ASAN)</p>	NC
6.6.1.4	<p>Restrictive non-complaints covenant for land within the Airport Outer Control Boundary (OCB) and Air Noise Boundary (ANB)</p> <p>Any buildings containing activity sensitive to aircraft noise shall establish a 'restrictive non-complaint' covenant registered on the Title to the property in favour of the Queenstown Airport Corporation Limited, by the</p>	PR

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	Standards for activities in the Low Density Residential Zone	Non-compliance status
	landowner (and binding any successors in title) not to complain as to the effects generated by the lawful operation of the airport ¹ . Note – Refer to the Definitions for a list of activities sensitive to aircraft noise (ASAN)	
6.6.1.5	Building Coverage A maximum of 40%	NC
6.6.1.6	Density The maximum site density shall be one residential unit or dwelling per 300m ² site area	NC
6.6.1.7	Landscaped permeable surface coverage At least 30% of the site area shall comprise landscaped (permeable) surface.	NC
6.6.1.8	Recession plane (applicable to flat sites only, and including accessory buildings) (a) Northern Boundary: 2.5m and 55 degrees (b) Western, and Eastern Boundaries: 2.5m and 45 degrees (c) Southern Boundary: 2.5m and 35 degrees (d) Gable end roofs may penetrate the building recession plane by no more than one third of the gable height (e) Recession planes do not apply to site boundaries fronting a road, or a park or reserve. Note: Refer to interpretive diagram within Appendix A4 for detail of the interpretation of recession planes	NC
6.6.1.9	Minimum Boundary Setbacks (a) Road boundary: 4.5m (b) Side and rear boundaries: 2.0m Exceptions to boundary setbacks: Accessory buildings for residential activities may be located within the side and rear boundary set back distances, where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and comply with rules for Building Height and Recession Plane	NC

¹ The restrictive non-complaint covenant is limited to the effects that could be lawfully generated by the airport activities at the time that the agreement to covenant is entered into. This does not require the covenantor to forego any right to lodge submissions in respect of resource consents or plan changes in relation to airport activities.

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	Standards for activities in the Low Density Residential Zone	Non-compliance status
6.6.1.10	<p>Building Separation Within Sites</p> <p>For detached residential units on the same section, a minimum separation distance of 6m within the development site applies.</p> <p>Discretion shall be restricted to the following:</p> <ul style="list-style-type: none"> (a) The extent to which site characteristics including the presence and positioning of existing buildings and vegetation, limits the ability to achieve compliance. (b) The extent to which the infringement enables better outcomes for overall amenity than would be achieved with a complying proposal. (c) The extent to which the design of the dwellings, with particular regard to the location of windows and doors, limits the potential for adverse effects on privacy between dwellings. <p>(Note this rule does not apply to attached dwellings).</p>	RD
6.6.1.11	<p>Continuous Building Length</p> <p>The continuous length of any building facade above one storey shall not exceed 16m</p> <p>Where a proposal exceeds this length, a restricted discretionary activity consent shall be required with discretion restricted to the following:</p> <ul style="list-style-type: none"> (a) The extent to which variation in the form of the building including the use of projections and recessed building elements, varied roof form, and varied materials and textures, reduces the potential dominance of the building. (b) The extent to which topography or landscaping mitigates any dominance impacts. (c) The extent to which the height of the building influences the dominance of the building in association with the continuous building length 	RD
6.6.1.12	<p>Waste and Recycling Storage Space</p> <ul style="list-style-type: none"> (a) Residential and Visitor Accommodation activities shall provide, as a minimum, space for a 120 litre residential wheelie bin and 240 litres recycling wheelie bin per residential unit (b) All developments shall suitably screen waste and recycling storage space from the a road or public space, in keeping with the building development or, provide space within the development that can be easily accessed by waste and recycling collections. 	NC
6.6.1.13	<p>Glare</p> <ul style="list-style-type: none"> (a) All exterior lighting shall be directed away from the adjacent sites and roads, and downward to limit the effects on the night sky; and (b) No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site 	NC
6.6.1.14	<p>Setback of buildings from water bodies</p> <p>The minimum setback of any building from the bed of a river, lake or</p>	RD

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	Standards for activities in the Low Density Residential Zone	Non-compliance status
	<p>wetland shall be 20m.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> (a) Any indigenous biodiversity values; (b) Visual amenity values; (c) Landscape character; (d) Open space; (e) Whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the location of the building. 	

DEFINITIONS

Air Noise Boundary Queenstown (ANB) – means a boundary as shown in District Plan Map 31A, the location of which is based on the predicted day/night sound level of 65 dB Ldn from airport operations in 2037.

Outer Control Boundary Queenstown (OCB) - means a boundary as shown in District Plan Map 31A, the location of which is based on the predicted day/night sound level of 55 dB Ldn from airport operations in 2037.

Activity Sensitive to Aircraft Noise (ASAN) – means any residential activity, visitor accommodation activity, community activity and day care facility activity, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.

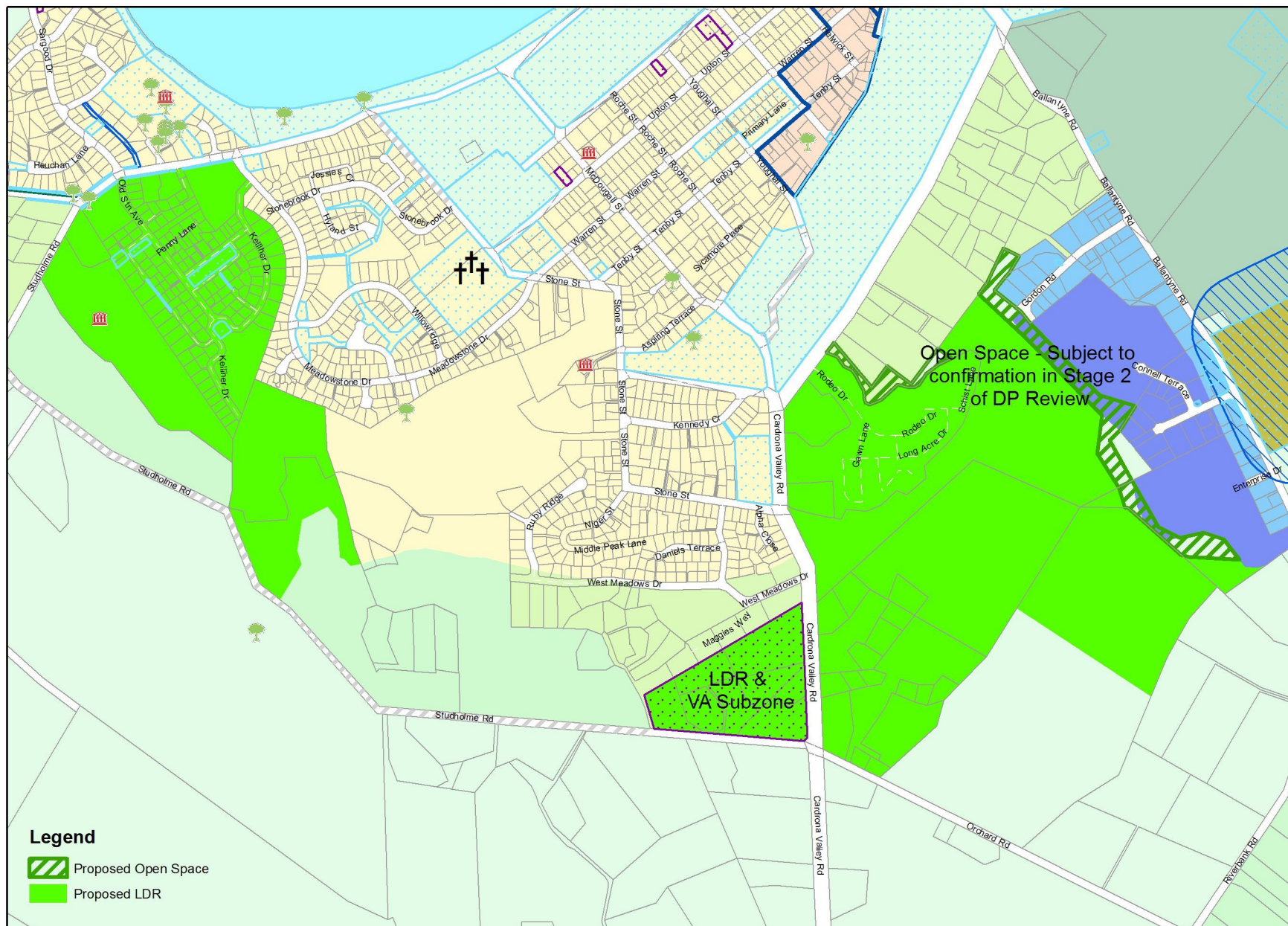
Aircraft Operations – includes the operation of aircraft during landing, take-off and taxiing but excludes:

- aircraft operating in an emergency;
- aircraft using the Airport as an alternative to landing at a scheduled airport;
- military aircraft movements;
- engine testing.

Critical Listening Environment – means any space that is regularly used for high quality listening or communication, for example principal living areas, bedrooms and classrooms but excludes non-critical listening environments.

Design Sound Level – means 40 dB Ldn in all Critical Listening Environments.

Lake Hayes Estate - Proposed Low Density Zoning

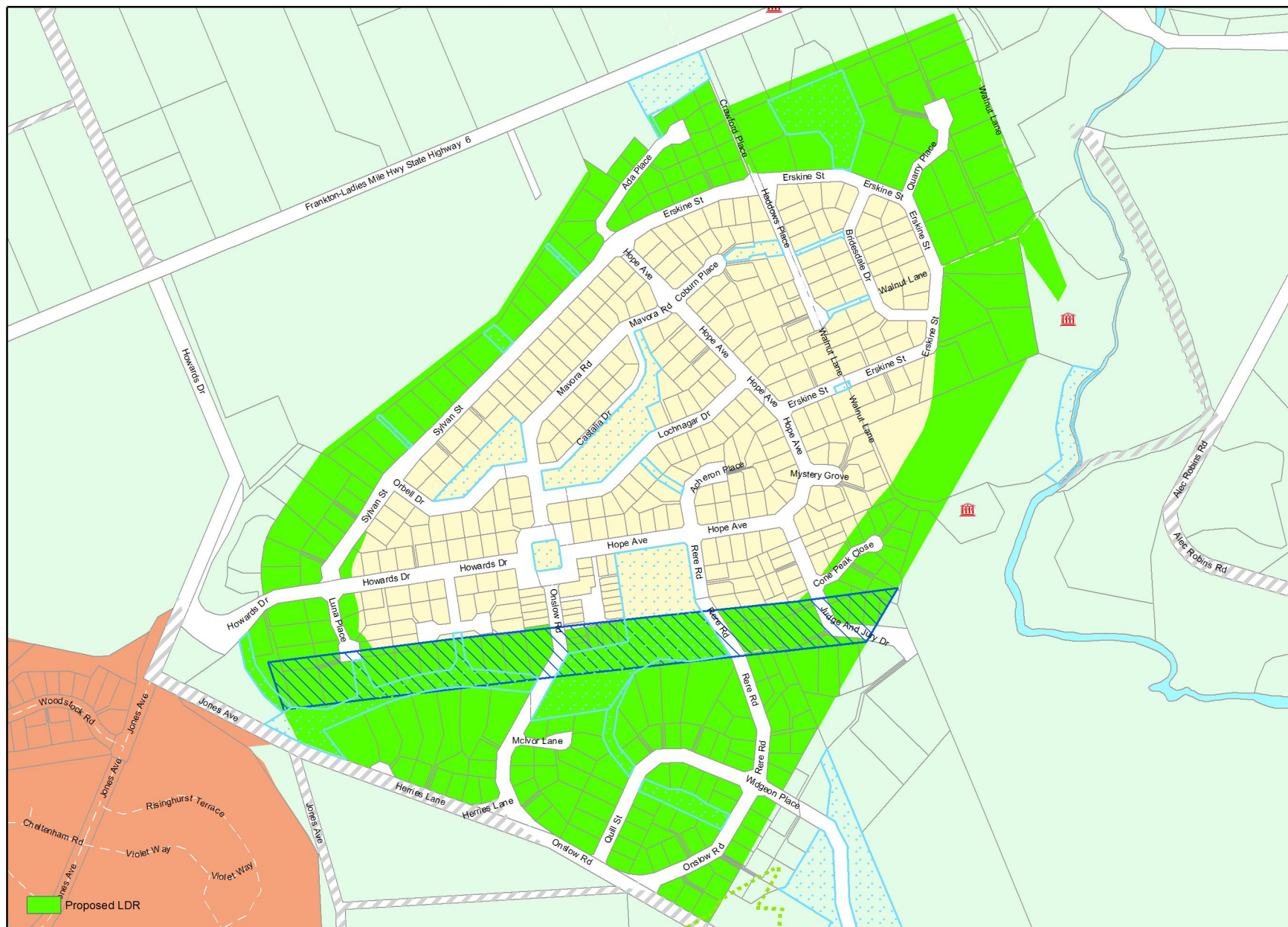


- Legend**
- Open Cemetery
 - Protected Feature
 - Protected Tree
 - Air Noise Boundary
 - District Boundary
 - Medium Density Res Zone
 - Mt Aspiring National Park Boundary
 - Outer Control Boundary
 - High Density Residential Sub-Zone A
 - High Density Residential Sub-Zone B
 - High Density Residential Sub-Zone C
 - Airport Designation
 - Areas of Significant Indigenous Veg
 - Arrowtown Scenic Protection Area
 - Building Restriction Area
 - Max Building Height Restriction Area
 - Commercial Precinct
 - Community Facility Sub-Zone
 - District Plan Designated Areas
 - Heritage Protection Order
 - Historic Precinct
 - Hydro Generation Area
 - Penrith Park Vegetation Area A
 - Penrith Park Vegetation Area B
 - Penrith Park Visual Amenity Area
 - Qtown Heights Low Density Sub Zone
 - Ski Area Sub-Zone
 - Queenstown Special Character Area
 - Rural Residential Sub-Zone
 - TCTZ
 - Visitor Accom Sub-Zone
 - Unformed Roads
- District Plan Zone**
- Airport Mixed Use
 - Arrowtown Town Center
 - Ballantyne Road Mixed Use Zone
 - Bendmeier
 - Business
 - Corner Shopping Center
 - Deferred Rural Lifestyle Buffer Zone
 - Deferred Rural Lifestyle Zone
 - Ferry Hill Rural Residential Sub-Zone
 - Frankton Flats
 - Gibbston Character
 - High Density Residential
 - Industrial A
 - Industrial B
 - Kingston Village Special Zone
 - Low Density Residential
 - Meadow Park
 - Mount Cardrona Station Special Zone
 - Open Space
 - Penrith Park
 - Quail Rise
 - Queenstown Town Center
 - Remarkables Park
 - Res Atn Historic Mgmt
 - Resort
 - Rural General
 - Rural Residential
 - Rural Visitor
 - Rural Lifestyle
 - Shotover Country Special Zone
 - Three Parks Zone
 - Township
 - Wanaka Town Center
 - Water

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