

Queenstown Lakes District ~ April 2012 updated for new zone sizes											
			Current				Residual		Total		
Area (refer to maps)	Zoning	Hectares	Existing Dwellings	Existing Dwellings (Including non Res)	Dwellings per Ha	Approved Not Yet Built	Res. Dwelling Capacity	% District Dwg Capacity	Total Dwelling Capacity	Dwellings per Ha	% Dwelling Potential Unbuilt
Urban											
Queenstown Town Centre **	Town Centre	12	31	94	2.5	0	105	0.4%	136	11.1	77.1%
Queenstown High Density *	High Density	144	1,184	1,859	8.2	4	2,546	10.4%	3,734	25.9	68.3%
Arrowtown Historic	Arrowtown Historic	24	215	232	8.9	1	23	0.1%	239	9.9	9.6%
Wanaka Town Centre **	Town Centre	11	10	32	0.9	0	52	0.2%	62	5.7	84.0%
Wanaka High Density *	High Density	22	198	216	9.2	0	564	2.3%	762	35.4	74.0%
Urban Core		213	1,638	2,433	7.7	5	3,290	13.4%	4,933	23.1	66.8%
Kingston	Township	38	183	185	4.8	1	130	0.5%	314	8.2	41.6%
Kinloch	Township	6	7	7	1.1	0	10	0.0%	17	2.6	57.8%
Glenorchy	Township	72	112	122	1.5	2	264	1.1%	378	5.2	70.2%
Albert Town	Township	82	417	418	5.1	5	285	1.2%	707	8.7	40.6%
Makarora	Township	72	40	40	0.6	0	0	0.0%	40	0.6	0.0%
Luggate	Township	29	112	112	3.9	1	66	0.3%	179	6.1	36.9%
Hawea	Township	128	518	519	4.0	8	621	2.5%	1,147	9.0	54.5%
Townships		428	1,389	1,403	3.2	17	1,375	5.6%	2,781	6.5	49.7%
Fernhill	Medium Density Residential	73	1,043	1,044	14.4	3	284	1.2%	1,330	18.3	21.4%
Queenstown Hill	Medium Density Residential	53	792	794	15.0	4	176	0.7%	972	18.4	18.2%
Fernhill	Low Density Residential	30	1	1	0.0	0	59	0.2%	60	2.0	98.3%
Queenstown Hill	Low Density Residential	80	479	730	6.0	7	548	2.2%	1,034	12.9	53.4%
Frankton	Low Density Residential	53	656	729	12.4	4	133	0.5%	793	15.0	16.9%
Kelvin Heights	Low Density Residential	229	581	581	2.5	3	1,844	7.5%	2,428	10.6	76.0%
Arthurs Point	Low Density Residential	64	265	265	4.1	12	453	1.9%	730	11.4	63.1%
Lake Hayes	Low Density Residential	9	42	43	4.5	1	73	0.3%	116	12.4	63.4%
Arrowtown	Low Density Residential	84	1,027	1,030	12.3	5	164	0.7%	1,196	14.3	13.8%
Lake Hayes Estate	Low Density Residential	28	284	285	10.0	10	74	0.3%	368	12.9	20.8%
Queenstown Heights	Sub-Low Density Residential	57	4	4	0.1	0	277	1.1%	281	4.9	98.6%
North Wanaka	Low Density Residential	268	1,674	1,674	6.2	8	1346	5.5%	3,028	11.3	44.6%
South Wanaka	Low Density Residential	170	1,039	1,090	6.1	13	844	3.4%	1,896	11.2	44.8%
Low Density Residential		1,199	7,887	8,270	6.6	70	6,276	25.6%	14,233	11.9	44.3%
Remakables Park #	Special Zone	131	99	99	0.8	1	2275	9.3%	2,375	18.2	95.8%
Penrith Park #	Special Zone	33	60	64	1.8	0	70	0.3%	130	3.9	53.8%
Peninsular Bay #	Special Zone	43	52	52	1.2	20	328	1.3%	400	9.2	86.3%
Jacks Point #	Special Zone	1,221	63	72	0.1	15	1516	6.2%	1,594	1.3	96.0%
Quail Rise #	Special Zone	81	162	162	2.0	6	50	0.2%	218	2.7	23.6%
Meadow Park	Special Zone	29	34	56	1.2	0	66	0.3%	100	3.4	66.0%
Urban Special Zones		1,538	470	505	0.3	42	4,305	17.6%	2,905	1.9	90.2%
Urban Total		3,379	11,384	12,611	3.4	134	15,245	55.6%	26,763	7.9	57.3%

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Rural											
Millbrook	Special Zone	193	108	115	0.6	3	339	1.4%	450	2.3	75.8%
Bendemeer	Special Zone	109	1	1	0.0	1	73	0.3%	75	0.7	98.6%
Waterfall Park	Special Zone	12	0	0	0.0	0	100	0.4%	100	8.3	100.0%
Rural Visitor *	Special Zone	345	29	45	0.1	0	6762	27.6%	6,791	19.7	99.6%
Rural Special Zones		659	138	161	0.2	4	7,274	29.7%	7,416	11.2	98.1%
Gibbston Valley		1,302	82	83	0.1	2	0	0.0%	84	0.1	0.0%
Glenorchy	Rural Residential	15	0	40	0.0	0	32	0.1%	32	2.1	100.0%
Wakatipu	Rural Residential	373	403	404	1.1	24	502	2.1%	929	2.5	55.5%
Wanaka	Rural Residential	417	0	457	0.0	15	486	2.0%	501	1.2	100.0%
Greater Hawea	Rural Residential	210	147	147	0.7	3	322	1.3%	472	2.3	68.6%
Rural Residential		1,015	550	1,048	0.5	42	1,343	5.5%	1,935	1.9	70.9%
Glenorchy	Rural Lifestyle	770	40	40	0.1	3	298	1.2%	341	0.4	88.2%
Wakatipu	Rural Lifestyle	626	228	230	0.4	8	172	0.7%	408	0.7	43.0%
Wanaka	Rural Lifestyle	385	164	165	0.4	3	128	0.5%	295	0.8	43.8%
Makarora	Rural Lifestyle	1,222	39	39	0.0	0	0	0.0%	39	0.0	0.0%
Greater Hawea	Rural Lifestyle	124	0	42	0.0	1	24	0.1%	25	0.2	100.0%
Rural Lifestyle		3,127	471	516	0.2	15	622	2.5%	1,108	0.4	56.9%
Rural Living - Lifestyle, Residential		5,444	1,103	1,647	0.2	59	1,965	8.0%	3,127	0.6	64.0%
Rural Total - excluding RG building platforms		6,103	1,241	1,808	0.2	63	9,239	37.7%	10,543	1.7	88.2%
DISTRICT TOTAL excl Building Platforms		9,482	12,625	14,419	1.3	197	24,484	93.3%	37,306	3.9	66.0%

Estimated Developed & Undeveloped Building Platforms

Queenstown Lakes District ~ July 2012

Area	Existing Dwellings	Total No. of Building Plts.	% of Total	Developed BPs	Undeveloped BPs	% undeveloped
R.G. Glenorchy	40	53	3.7%	16	37	69.8%
R.G. Wakatipu	610	874	61.5%	468	406	46.5%
R.G. Wanaka / Matukituki	181	243	17.1%	147	96	39.5%
R.G. Hawea	283	251	17.7%	162	89	35.5%
Rural General Building Plts.	1,114	1,421	100.0%	793	628	44.2%

Anticipated Minimum Lot Size Under Current District Plan Regulations Queenstown Lakes District

Area	Minimum Lot Size Used	District Plan Regulation/ Comments
Urban		
Town Centre	N/A	Best Estimate
High Density - Queenstown	159m²	LUC None/ SUB 450 - Est. Ave. Min. lot size
High Density - Wanaka	217m²	
Arrowtown Historic	650m ² / 800m ²	LUC 650/ SUB 800 - Subdivide after 5 dwellings
Kingston	800m ²	LUC 800/ SUB None
Kinloch	800m ²	LUC 800/ SUB 800
Glenorchy	800m ²	LUC 800/ SUB None
Albert Town	800m ²	LUC 800/ SUB None
Makarora	1000m ²	LUC 1000/ SUB None
Luggate	800m ²	LUC 800/ SUB None
Lake Hawea	800m ²	LUC 800/ SUB None
Fernhill	x2 Dwe 625-900m ² /450m ² / 600m ²	LUC x2 Dwellings 625-900/ LUC 450/ SUB 600
Queenstown Hill	x2 Dwe 625-900m ² /450m ² / 600m ²	LUC x2 Dwellings 625-900/ LUC 450/ SUB 600
Fernhill	450m ² / 600m ²	LUC 450/ SUB 600 - Subdivide after 3 dwellings
Queenstown Hill	450m ² / 600m ²	LUC 450/ SUB 600 - Subdivide after 3 dwellings
Frankton	450m ² / 600m ²	LUC 450/ SUB 600 - Subdivide after 3 dwellings
Kelvin Heights	450m ² / 600m ²	LUC 450/ SUB 600 - Subdivide after 3 dwellings
Arthurs Point	450m ² / 800m ²	LUC 450/ SUB 800 - Subdivide after 3 dwellings
Lake Hayes	450m ² / 600m ²	LUC 450/ SUB 600 - Subdivide after 3 dwellings
Arrowtown	450m ² / 600m ²	LUC 450/ SUB 600 - Subdivide after 3 dwellings
Carolina	450m ² / 600m ²	LUC 450/ SUB 600 - Subdivide after 3 dwellings
Wanaka	450m ² / 700m²	LUC 450/ SUB 700 - Subdivide after 3 dwellings
Queenstown Heights	450m ² / 1500m ²	LUC 450/ SUB 1500 - Subdivide after 3 dwellings
Remarkable Park	N/A	Activity Area 1 600m ² , Activity Area 2a-8 No minimum lot size based on max 500m ² for multiple units. See Dwelling Capacity Manual for explanation.
Woodbury Park #	N/A	Activity Area A 600m ² , Activity Area B 300m ² > estimated using map, area and scale
Penrith Park #	N/A	Activity Area 1 3000m ² , Activity Area 2 1000m ² > estimated using map, area and scale
Peninsular Bay #	N/A	Set Dwelling Total
Rural		
Jacks Point #	N/A	Fixed dwellings no.- designated through special zone
Quail Rise #	N/A	Fixed dwellings no.- designated through special zone
Millbrook	N/A	Fixed dwellings no.- designated through special zone
Bendemeer	N/A	Fixed dwellings no.- designated through special zone
Waterfall Park	N/A	Fixed dwellings no.- designated through special zone
Meadow Park	N/A	Fixed dwellings no.- designated through special zone
Rural Visitor *	100m ²	Estimated minimum lot size - Controlled Activity
Gibbston Valley	20,000m ²	LUC None/ SUB 20,000
Rural Residential	4000m ²	LUC 4,000/ SUB 4,000

Rural Lifestyle	20,000m ² / + Feasibility	SUB Minimum lot size of 10,000, but an average lot size of no less than 20,000 must be maintained
Rural General	N/A	Minimum lot size does not applied, only building platforms are relevant