

12.27 Kingston Village Special Zone

Issues, Objectives and Policies

12.27.1 Kingston Village Resources, Activities and Values

The Kingston Village Special Zone (the Zone) is located adjacent to the southern boundary of the existing Kingston Township. It is surrounded on three sides by the railway tracks of the Kingston Flyer, and bounded to the west by the Eyre Mountains.

The purpose of the Zone is to provide for the future growth of Kingston while retaining the character and amenity associated with the existing Kingston Township. The Zone provides a range of densities, thus providing a range of living opportunities and potentially a diversity in future owners. It provides extensive green areas, ensuring high recreational values, and provides opportunity for the provision of future educational and employment activities.

The Zone provides the southern entry point to the District, being located directly to the south of the existing Kingston Township. The settlement pattern of both the existing Township and the Zone is dominated by the lakeshore and the containment of development on the western side of the State Highway. This gives the settlement a feeling of being nestled into the landscape.

The comprehensive design ensures an appropriate urban form, reflecting and building on the character existing within Kingston.

Subdivision provides a vital framework for managing future development and activities, and because it often precedes land use activities it can affect the nature and form of future development. It is therefore essential that the subdivision layout and design is supportive of the nature and form of anticipated land uses that will ultimately be built.

Provision of infrastructure to each allotment will be designed at the subdivision stage so that there is an assurance that every future allotment can be adequately serviced. Efficiencies can be gained through appropriate staging of development.

12.27.2 Kingston Village Issues

- i Spatial Planning and Design**
Subdivision and building design is important in ensuring that the urban design framework established by the structure plan is achieved.
- ii Township Amenity**
It is important that a range of living styles, densities and employment opportunities is provided within Kingston while achieving amenity values that reflect and build on the character of the existing Township.
- iii Servicing**
The Zone enables the provision of reticulated services and comprehensive management of stormwater. Staging of development can assist in achieving efficiencies in the provision of infrastructure.
- iv Traffic Safety and Access**
There is a need to provide safe and efficient access to and within the Zone for vehicles, pedestrians and cyclists, while respecting the continued functioning of the Kingston Flyer and the State Highway. Road design can be used to achieve high levels of amenity and effective management of stormwater.
- v Community facilities**
Community facilities, including walkways, open space and reserves, and educational facilities, are needed as the settlement grows.
- vi Provision for non-residential activities**
There is the potential for Kingston to become a satellite town of Queenstown. To some extent this could be reduced through the provision of live-work opportunities within Kingston.

12.27.3 Objectives and Policies – Kingston Village

Objective 1: Spatial Planning and Design

The Kingston Village Special Zone is developed comprehensively, providing a range of activities in a form and location that achieves a legible, safe and attractive living environment.

The Kingston Village Special Zone is developed in stages so that amenity values are maintained as the development progresses.

Spatial Planning and Design Policies

1.1 *To ensure that subdivision and building design occurs in general accordance with the Kingston Village Special Zone Structure Plan, and that it*

- *Contributes to the overall structure of the Zone, providing a mix of densities throughout Activity Area 1; with higher densities provided primarily alongside open space areas and towards the centre of the Zone, and lower densities provided towards the edges of the Zone;*
- *Provides for visitor accommodation activities within the Visitor Accommodation Precinct;*
- *Creates an integrated network of safe, legible streets and walkways/cycleways with high amenity values;*
- *Recognises and builds on the character of Kingston and its surrounds;*
- *Enables the creation of a high quality living environment;*
- *Provides employment opportunities;*
- *Provides a range of open space and recreation areas, including sports fields, a golf course and play areas;*
- *Enables the provision of education facilities.*

1.2 *To contain development within a clear boundary that is demarcated by the State Highway to the East, the Kingston Railway Tracks to the South, and the Eyre Mountains to the West.*

1.3 *To ensure that the Zone is staged in a logical manner, so that high amenity values are provided as the development progresses.*

1.4 *To enable the establishment of non-residential activities, providing live-work opportunities, but only where they are compatible with the character and qualities of the residential area and residential health and safety.*

1.5 *To concentrate visitor accommodation activities within the Visitor Accommodation Precinct, and avoid its establishment in other areas of the Zone.*

1.6 *To locate industrial and service activities within Activity Area 2.*

Explanation and Principal Reasons for Adoption

Creation of a clear development structure that recognises and builds upon Kingston's existing character and that assists in creating a clear sense of place is an important factor in ensuring that the Kingston Village Special Zone adds to the vibrancy and sustainability of Kingston.

Future development of the Zone will be managed in accordance with a Structure Plan that forms part of the District Plan. This identifies 4 key Activity Areas within the Zone that, along with the roading pattern and areas of open space, have been established to achieve the urban design principles of legibility, connectivity, character, cohesion and sense of place.

Through the adoption of rules in the District Plan each Activity Area provides for a range of uses and densities, achieving an ultimate pattern of development that respects the existing character of Kingston and enables its logical extension.

The Activity Areas identified within the Structure Plan are described as follows:

Activity Area 1 – Residential

Activity Area 1 provides primarily for residential activities. In order to provide a logical pattern of density and character, Activity Area 1 is divided into three sub-areas.

Activity Area 1a

Activity Area 1a provides the highest level of density, with sections ranging in size from 350m² to 500m². It is located primarily alongside areas of open space towards the centre of the Zone so that there is a logical increase in density as one nears the centre. There is a positive relationship between the higher density living environment and the school, open space areas and golf club house. Locating the higher density alongside open space areas can provide off-site amenity for future residents. Building coverage is restricted in order to avoid a dominance of built form and to encourage a variety of one and two storey dwellings. Attached housing and comprehensive housing is encouraged to achieve diversity in housing typologies but are subject to discretionary activity consent in order to ensure appropriate design and lot layout.

Visitor Accommodation Precinct

The Visitor Accommodation Precinct is an activity overlay on Activity Area 1a. This locates visitor accommodation towards the centre of the Zone, with high amenity values provided by the adjacent open space and where the activity will provide vibrancy and focus. Being located along key transport linkages it is also well connected to the existing Kingston Township.

Activity Area 1b

Activity Area 1b provides for medium density living, with sections ranging in size from 450m² to 700m². Activity Area 1b sits alongside Area 1a, providing a logical decrease in density as one moves away from the centre of the Zone.

Activity Area 1c

Activity Area 1c provides for lower density living with sections ranging upward from 700m², and is situated towards the periphery of the Zone. This area integrates with the existing Kingston Township, providing a buffer between the existing Township and the higher density located towards the centre of Zone.

Activity Area 2 – Employment

Activity Area 2 recognises the importance of providing local employment opportunities within Kingston. It enables a range of activities, including commercial, industrial and service activities that are of a nature and scale suited to the character and scale of Kingston. Given its location at the western

end of the settlement, Activity Area 2 supports small scale activities that do not generate large amounts of heavy vehicle traffic.

Activity Area 2 is separated from residential activities by a large green buffer. This aims to reduce any potential reverse sensitivity issues that may occur. Residential activities are discouraged from locating within Activity Area 2.

Activity Area 3 – Education Precinct

Activity Area 3 enables the provision of a future school. The site is located centrally within the Zone and adjacent to a significant open space area with the scope to provide sports fields. Being located at the centre of the Zone and adjacent to the main road running east-west, Activity Area 3 is easily accessed from the surrounding residential development, State Highway 6 and the existing Township.

The rules associated with Activity Area 3 provide that if, after 15 years of the Kingston Village Zone being operative there is no demand for educational facilities, the activity area will revert to Activity Area 1a, thus providing for residential activities.

Activity Area 4 – Open Space

Activity Area 4 provides for both formal and informal recreation activities. It is divided into two areas as follows:

Activity Area 4a

Activity Area 4a provides for the golf club house, located at the south eastern corner of the golf course. Buildings for the purposes of providing community facilities are encouraged within this site. In order to ensure that the built form provides a key community asset and builds positively on the character of Kingston buildings are a discretionary activity, with controls on external appearance of buildings and landscaping.

Activity Area 4b

Activity Area 4b provides for open space and recreation encompassing the golf course, green linkage park, sports fields, neighbourhood parks, walkway linkages and stormwater management areas. Buildings are not anticipated within this Area ensuring that it remains as open space into the future.

Objective 2: Township Amenity and Built Character

Development within the Kingston Village Special Zone provides diversity and choice for different lifestyles, complementing the existing character of Kingston and enabling the establishment of a sustainable and integrated community.

Township Amenity - Built Character and Activities Policies – Activity Area 1

- 2.1. *To achieve subdivision design that ensures lot layout that achieves*
- *Maximum solar access for future dwellings;*
 - *The use of rear lanes, particularly within Activity Area 1a;*
 - *Dwellings that front the street;*
 - *Avoidance of rear lots;*
 - *A range of housing types and opportunities;*
 - *Staging of development;*
 - *Public open space areas that are bordered by roads.*
- 2.2. *To provide a range of site sizes as follows:*
- *Activity Area 1a comprehensive housing and sections between 350m² and 500m²*
 - *Within Activity Area 1b sections between 450m² and 700m²;*
 - *Within Activity Area 1c sections of 700m² and above.*
- 2.3. *To ensure that each site achieves appropriate levels of on-site amenity, sufficient outdoor living space including courtyards, yards or balconies and access to sunlight.*
- 2.4. *To avoid a dominance of built form, achieve a range of dwelling types and complement the character of Kingston through imposing varying building coverage requirements between Activity Areas 1a, 1b and 1c, with a reduced percentage of building coverage within larger sites.*
- 2.5. *To avoid the dominance of garages and parking areas on the street frontage through the use of rear access lanes and where these are not used in Areas 1b and 1c, through setting garages back further from the road boundary than the front façade of the dwelling.*

- 2.6. *To create a diversity of housing typologies by enabling duplex housing and residential flats throughout the Zone, and enabling comprehensive housing and retirement villages within Activity Area 1a where it is comprehensively designed and achieves high levels of amenity.*
- 2.7. *To promote an informal character and feeling of space by encouraging small dwellings and separating buildings from the street.*
- 2.8. *To provide articulation between building forms and to encourage design elements including a diversity in materials and colour to provide visual interest and to contribute to Kingston's eclectic character.*
- 2.9. *To encourage the use of energy efficient building material, including high levels of insulation, and design lot layout and built form to achieve passive and active solar energy collection.*
- 2.10. *To encourage a variety of one and two storey dwellings throughout the Zone.*
- 2.11. *To achieve good visual connection between the private and public realm by using low fences or walls between the private allotment and public open space.*

Explanation and Principle Reasons for Adoption

Achieving an efficient and sustainable community that provides for Kingston's long term growth while respecting the existing character of the Township can be achieved through managing the built character of future development. It is also important to ensure a level of amenity is achieved for each future dwelling, with good access to sunlight and outdoor living space.

Objective 3: Servicing

To provide sustainable reticulated sewage and water infrastructure that serves the Kingston Village Special Zone.

To provide effective management of stormwater through the use of a system of open swales throughout the Zone.

To provide infrastructure in stages as the development progresses.

Servicing Policies

- 3.1 *To provide reticulated water and sewage systems that are designed to provide for increased demand as the settlement grows.*
- 3.2 *To avoid the use of potable water supply for irrigation and encourage the use of water conservation devices; thus reducing water usage and associated wastewater disposal.*
- 3.3 *To provide a stormwater management system that utilises open swales. These enable a reduction in potential adverse effects from run-off, while also providing for walkway and cycleway linkages, amenity values and ecological enhancement.*
- 3.4 *To minimise stormwater runoff through the use of pervious materials for street parking, footpaths and cycleways.*
- 3.5 *To stage the provision of infrastructure to keep pace with development so that efficiencies in the provision of infrastructure are achieved.*

Explanation and Principle Reasons for Adoption

Development should be undertaken in such a way that wastewater, water supply and stormwater can be managed efficiently and effectively, minimising potential adverse effects on the local environment.

Stormwater management offers an opportunity for the use of open swales. Wastewater will be treated and discharged to land. Potable water supply will be provided but should be restricted to ensure a sustainable use of water and limit wastage.

Objective 4: Transport Safety and Access

A coherent road design and layout that is safe and efficient and provides clear linkage and connection between the existing Township and the Kingston Village Zone.

Transport Safety and Access: Policies

- 4.1 *To achieve a road network consistent with the Kingston Village Structure Plan, that:*
 - *Respects and connects to the grid pattern of the existing Kingston Township.*
 - *Provides visual linkage along the road corridors; east-west providing visual linkage to the surrounding mountains, and north-south providing visual linkage to the Lake.*
 - *Provides a safe and efficient access point to the Zone from State Highway 6.*
 - *Provides safe and efficient access across the Kingston Flyer Railway line.*
 - *Provides walking and cycling opportunities.*
 - *Achieves a well connected street network that is easy to comprehend, is continuous and avoids cul-de-sacs.*
- 4.2 *To provide a road design that achieves a high level of amenity through the provision of narrow vehicle corridors, wide berms, walking and cycling connections, street planting and open swales.*
- 4.3 *To reinforce the character of street planting within the existing Kingston Township by incorporating exotic tree species within the road reserves and recreation areas.*

Explanation and Principle Reasons for Adoption

An important feature of Kingston is the grid pattern established by the original survey plan for the Town. Reinforcing this grid pattern within the Kingston Village Special Zone is important in creating visual and physical linkages to the Lake and surrounding mountains, creating a well connected and permeable development, and ensuring orientation of allotments to achieve good solar access. Pedestrian and cycle access can be provided within the

road reserve, providing linkage to the reserves and walkways within and surrounding the Zone.

Planting and design of the street can help create a sense of place. Kingston's streets are currently informal with narrow carriageways and wide berms and this character should be reinforced within the Zone.

Objective 5: Community Facilities and Open Space

Provision of high quality community and educational facilities and open space areas that are available to the expanding settlement and visitors.

Community Facilities and Open Space Policies

- 5.1 *To provide a range of open space, recreation, community and educational facilities as the development progresses, consistent with the Structure Plan.*
- 5.2 *To use natural watercourses to create features within the open space network and enhance the ecological connections and values of the Township and its surrounds.*
- 5.3 *To avoid the location of buildings within the open space network, except where necessary for provision of reticulated services, sports facilities and pedestrian access.*
- 5.4 *To provide a community building within the Village Club House Precinct that provides for a range of community activities into the future and through design and landscaping contributes positively to the amenity of the Zone.*
- 5.5 *To enable buildings within Activity Area 3 for the purposes of educational facilities that contribute positively to the amenity of the Zone through attention to building design and landscaping.*

Explanation and Principle Reasons for Adoption

The Structure Plan identifies the location of Activity Area 4, which provides for both active and passive recreation areas including the golf course, sports

field, linear park and swale areas. These areas are located where they are accessible and provide good linkage within the Special Zone and to surrounding community facilities.

Activity Area 4a offers an opportunity to provide future community facilities. Activity Area 3 offers the opportunity to provide a school. These facilities will be important as Kingston grows into the future, helping the community become self sufficient.

Objective 6: Provision for non-residential activities- Activity Area 2

To encourage the provision of employment opportunities for Kingston residents within Activity Area 2 while ensuring that any potential adverse effects from such activities are minimised.

Provision for non-residential activities within Activity Area 2- Policies

- 6.1 *To provide an employment zone that*
 - *complements the expanded settlement of Kingston;*
 - *provides local employment opportunities while respecting the local character of Kingston and avoiding or remedying adverse effects on the environment;*
 - *is designed and located such that potential reverse sensitivity effects are minimised.*
- 6.2 *To enable built form necessary to provide employment activities, including storage and construction, while minimising adverse noise and visual effects on the surrounding sites, including the residential areas, golf course and rural general zone.*
- 6.3 *To encourage landscaping and site development that reduces the visual effects of built form associated with employment activities.*
- 6.4 *To ensure that parking and access is provided on site, avoiding congestion on access roads.*

- 6.5 *Where possible, to use design elements to visually break up the bulk of large buildings into a collection of smaller elements.*
- 6.6 *To avoid large scale industrial activities that are incompatible with the character of the surrounding community, and which create large heavy traffic volumes.*
- 6.7 *To adopt best practice stormwater management techniques to avoid or reduce potential discharges to nearby water courses.*
- 6.8 *To avoid the location of residential activities within Activity Area 2.*

Explanation and Principle Reasons for Adoption

Activity Area 2 provides an opportunity to achieve a live-work environment, enabling Kingston to attain a greater level of self sufficiency into the future. Activity Area 2 has been located where it can best be absorbed from a landscape and noise perspective. However, because it is located at the western end of the Zone any traffic accessing this area will have to travel through the residential areas of the Zone. It is important that the benefits associated with providing employment activities are balanced against the need to ensure high amenity values and safety within the residential areas.

Implementation Methods

The objectives and associated policies will be implemented through a number of methods including the following:

(i) District Plan

- (a) Inclusion of a Structure Plan.
- (b) Rules, including site and zone standards controlling the effects of activities and buildings.

(ii) Other Methods

- (a) Stakeholders deed
- (b) Subdivision and Design Guidelines

12.27.4 Environmental Results Anticipated

Implementation of the policies and methods for the Kingston Village Special Zone will result in:

- (i) A comprehensive development that provides a range of activities, densities and open space areas and achieves a well-defined and consolidated boundary to Kingston.
- (ii) Development that creates a sense of place, by reflecting important local characteristics and heritage values in terms of building style, appearance, street network and landscaping.
- (iii) The provision of a reticulated waste water and water supply system and comprehensive management of stormwater within the Zone.
- (iv) The provision of a well connected road network that achieves safe and efficient vehicle, pedestrian and cycling movement.
- (v) Open space, recreation opportunities and community facilities provided throughout the Zone.
- (vi) A range of non-residential activities that provide live-work opportunities within Kingston, while ensuring the retention of residential amenity values.