

# LOW DENSITY RESIDENTIAL 7

## Key:

Recommended changes to notified chapter are shown in red underlined text for additions and ~~red strike~~ through text for deletions, Appendix 1 to Right of Reply, dated 11 November 2016.

Provisions now transferred to the rezoning hearings, in yellow font.

Recommended changes to notified chapter are shown in underlined text for additions and ~~strike through~~ text for deletions. Appendix 1 to section 42A report, dated 14 September 2016.

The changes recommended by Mr Nigel Bryce in the right of reply on notified Chapter 27 – Subdivision and Development are shown in green underlined text for additions and ~~green strike~~ through for deletions.

Changes shown in ~~blue strikethrough~~ and underline are amendments which relate to Variation 1 – Arrowtown Design Guidelines, notified 20 July 2016.

Note: The provisions relating to Visitor Accommodation, which were withdrawn from the PDP by resolution of Council on 23 October 2015, are not shown in this Revised Chapter.

## 7 Low Density Residential

### 7.1 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 sites~~ between 450 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.

Comment [AL1]: Clarification

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.

Comment [AL2]: 678 & 524

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

Pursuant to Section 86(b)(3) of the RMA, Rule 7.5.14 has immediate legal effect.

### 7.2 Objectives and Policies

7.2.1 **Objective - The zone Development provides for a low density residential living environment within the District's urban areas, with high amenity values for residents, adjoining sites and the street.**

Comment [AL3]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

#### Policies

7.2.1.1 Ensure 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.

Comment [AL4]: Panel's 4<sup>th</sup> Procedural Minute

7.2.1.2 Require Encourage an intensity of ~~The zone is suburban in character and provides for a low density housing development that is sympathetic to the existing built character of~~

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~~predominantly one on larger urban allotments primarily comprising dwellings residential units up to two storeys in height.~~

**Comment [AL5]:** All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

**7.2.2 Objective – Ensure protection of amenity values in recognition of the zone’s lower intensity character, whilst providing for subtle and low impact change.**

**Comment [AL6]:** All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

## Policies

~~7.2.2.1 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.~~

~~7.2.2.2-7.2.1.3 Ensure the Apply height, building coverage, and bulk and location of development controls as the primary means of retaining maintains the lower intensity character of the zone and ensuring protection of amenity values in terms of privacy, access to sunlight, views, and impacts arising from building dominance.~~

**Comment [AL7]:** 208

**Comment [AL8]:** All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

**7.2.3-7.2.2 Objective – Development of Allow higher housing ‘gentle density’ is housing than typical in the zone occurs where provided that it retains a low rise built form, and responds appropriately and sensitively to the context and character of the locality and does not occur within the Queenstown Airport Air Noise Boundary or Outer Control Boundary.**

**Comment [AL9]:** All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

**Comment [AL10]:** 433

## Policies

~~7.2.3.4-7.2.2.1 Ensure any higher ‘gentle density’ residential development is planned and designed to fit well within its immediate context, paying particular attention to the way the development:~~

- ~~• Manages dominance effects Relates to on neighbouring properties, through employing measures such as larger setbacks, sensitive building orientation and design, use of articulation and landscaping to mitigate dominance and privacy impacts~~
- ~~• Achieves a reasonable level of privacy for the subject site and neighbouring residential units through the application of setbacks, offsetting of habitable windows or other appropriate screening methods~~
- ~~• Avoids large continuous building facades that are not articulated or broken down into smaller elements~~
- ~~• Provides street activation through connection between front doors and the street where possible.~~

**Comment [AL11]:** All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

**Comment [AL12]:** 383

**Comment [AL13]:** 383

~~7.2.3.2-7.2.2.2 Ensure Landscaped areas shall be are 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.~~

**Comment [AL14]:** All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

**Comment [AL15]:** Clarification given that infill housing in backyards is anticipated which will not be able to do this.

~~7.2.3.3 Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.~~

**Comment [AL16]:** All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

~~7.2.2.3 Discourage infill development of Activities Sensitive to Aircraft Noise within the Air Noise Boundary and between the Air Noise Boundary and the Outer Control Noise Boundary on land around Queenstown Airport.~~

**Comment [AL17]:** All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

**Comment [AL18]:** 433

**7.2.4 Objective – Allow low rise, discrete infill housing as a means of providing a more diverse and affordable housing stock.**

**Comment [AL19]:** All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

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## Policies

~~7.2.4.1~~ ~~7.2.2.3~~ Require that the height of development does not ~~Provide for compact, low rise infill housing that does not fundamentally~~ compromise the integrity of the zone's low density character and amenity values.

~~7.2.2.4~~ Encourage development which promotes diversity and affordable residential accommodation.

**Comment [AL20]:** All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

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

## Policies

~~7.2.5.1~~ ~~7.2.3.1~~ ~~Require Ensure~~ Development ~~to be~~ 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~~ ~~2016~~, with particular regard given to:

**Comment [AL21]:** Panel's 4<sup>th</sup> Procedural Minute

- i. ~~Building design and form;~~
- ii. ~~Scale, layout and relationship of buildings to the street; and~~
- iii. ~~Materials and landscape responses.~~

**Comment [AL22]:** 189

~~7.2.5.2~~ ~~7.2.3.2~~ Flat roofed housing forms are avoided.

~~7.2.5.3~~ ~~7.2.3.3~~ Provide for infill housing development that responds sensitively to the existing character of ~~the area~~ Arrowtown.

**Comment [AL23]:** Panel's 4<sup>th</sup> Procedural Minute

**Comment [AL24]:** Clarification

**7.2.64 Objective - ~~Provide for~~ Community activities servng the community they are within and facilities that are generally best located in a residential environment close to residents where adverse effects ~~on~~ are compatible with residential amenity are managed.**

**Comment [AL25]:** Clarification

**Comment [AL26]:** 678 & 524

**Comment [AL27]:** Panel's 4<sup>th</sup> Procedural Minute

## Policies

~~7.2.6.1~~ ~~7.2.4.1~~ 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.

**Comment [AL28]:** 678 & 524

~~7.2.6.2~~ ~~7.2.4.2~~ Ensure any community ~~activities uses~~ occur in areas which are capable of accommodating traffic, parking and servicing to a level which maintains residential amenity.

**Comment [AL29]:** 678 & 524

~~7.2.6.3~~ ~~7.2.4.3~~ Ensure any community ~~activities uses or facilities~~ are of a design, scale and appearance compatible with a residential context.

**Comment [AL30]:** 678 & 524

**7.2.7 7.2.5 Objective - ~~Ensure~~ Development efficiently utilises existing infrastructure and minimises impacts on infrastructure and roading networks.**

**Comment [AL31]:** Panel's 4<sup>th</sup> Procedural Minute

## Policies

~~7.2.7.1~~ ~~7.2.5.1~~ Ensure Access and parking is located and designed to optimise efficiency and safety ~~of the road network~~ and minimise impacts to on-street parking.

**Comment [AL32]:** Panel's 4<sup>th</sup> Procedural Minute

**Comment [AL33]:** Clarification

~~7.2.7.2~~ ~~7.2.5.2~~ Ensure ~~D~~ 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.

**Comment [AL34]:** Panel's 4<sup>th</sup> Procedural Minute

~~7.2.7.3~~ ~~7.2.5.3~~ Integrate ~~D~~ development is integrated with all transport networks, and improves connections to, public transport services and active transport networks (tracks, trails, walkways and cycleways).

**Comment [AL35]:** Panel's 4<sup>th</sup> Procedural Minute

**Comment [AL36]:** 719

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**7.2.9 7.2.6 Objective - ~~Generally discourage commercial development is discouraged except when it is small scale and generates minimal amenity impacts.~~**

## Policies

**7.2.9.4 7.2.6.1 Provide for 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.**

**7.2.9.2 7.2.6.2 Ensure any commercial development is low scale and intensity (~~100m<sup>2</sup> or less gross floor area~~) and does not adversely affect the local transport network and the availability of on-street parking.**

**7.2.9.3 7.2.6.3 Ensure that the noise effects from commercial activities that generate adverse noise effects are compatible with the surrounding ~~not supported in the residential environment and do not detract from residential amenity.~~**

**7.2.9.4 7.2.6.4 Ensure any commercial development is of a design, scale and appearance compatible with its surrounding residential context.**

**7.2.10 7.2.7A Objective - ~~Ensure residential amenity is maintained through pleasant internal living environments within which adverse effects are minimised while still providing the opportunity for community needs~~**

**7.2.7B Objective – Queenstown Airport and the State Highway network are protected from the reverse sensitivity effects of Activities Sensitive to Aircraft Noise and Activities Sensitive to Road Noise.**

**7.2.10.1 7.2.7.1 Require, as necessary, mechanical ventilation of any Critical Listening Environment within ~~new buildings, relocatable buildings and any~~ alterations and additions to existing buildings that containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary.**

**7.2.10.2 7.2.7.2 Require, as necessary, sound insulation and mechanical ventilation for any Critical Listening Environment within ~~any new buildings, relocatable buildings and any~~ alterations and additions to existing buildings that containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.**

**7.2.7.3 Require, as necessary, ~~all new buildings, relocatable buildings and altered any alterations and additions to existing buildings for containing~~ activities sensitive to road noise located ~~within 80m of adjacent to~~ the State Highway are designed to provide protection from sleep disturbance and maintain appropriate amenity.**

**Comment [SG37]:** Renumbering result of withdrawal of Visitor Accommodation provisions and other deleted provisions shown above.

**Comment [AL38]:** Panel's 4<sup>th</sup> Procedural Minute

**Comment [AL39]:** Objective reframed to be a positive statement to align with policies

**Comment [AL40]:** Panel's 4<sup>th</sup> Procedural Minute

**Comment [AL41]:** 269

**Comment [AL42]:** 269

**Comment [AL43]:** Panel's 4<sup>th</sup> Procedural Minute

**Comment [AL44]:** Clarification

**Comment [AL45]:** Consequential amendment as a result of inclusion of Policy 7.2.7.3

**Comment [AL46]:** 433

**Comment [AL47]:** 1340

**Comment [AL48]:** 433 & 1340

**Comment [AL49]:** 433

**Comment [AL50]:** 1340

**Comment [AL51]:** 433

**Comment [AL52]:** 433 & 1340

**Comment [AL53]:** 1340 and clarification

**Comment [AL54]:** 719

## 7.3 Other Provisions and Rules

### 7.3.1 District Wide

Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
<del>24</del> —Signs (18 <u>Operative DP</u> )	<del>25</del> —Earthworks (22 <u>Operative DP</u> )	26 Historic Heritage
27 Subdivision	28 Natural Hazards	<del>29</del> —Transport (14 <u>Operative DP</u> )

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30 Utilities and Renewable Energy	<del>34</del> Hazardous Substances (16 Operative DP)	32 Protected Trees
33 Indigenous Vegetation	34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings
36 Noise	37 Designations	Planning Maps

## 7.3.2 Clarification

### Advice Notes

7.3.2.1 A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules.

7.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the Non-Compliance Status column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

~~7.3.2.3~~ The following abbreviations are used within this Chapter.

**Comment [AL55]:** Provision relocated from below to sit under Advice Notes

<del>P</del>	<del>Permitted</del>	<del>C</del>	<del>Controlled</del>
<del>RD</del>	<del>Restricted Discretionary</del>	<del>D</del>	<del>Discretionary</del>
<del>NC</del>	<del>Non Complying</del>	<del>PR</del>	<del>Prohibited</del>

### General Rules

~~7.3.2.3~~ ~~7.3.2.4~~ Development resulting in more than one (1) residential unit per lot shall show each residential unit contained within the net site area. For the purposes of this rule net site area means an area of land shown on a plan with defined boundaries (legally defined or otherwise), less any area for shared access or any strip of land less than 6m in width.

**Comment [AL56]:** Clarification

~~The following abbreviations are used within this Chapter.~~

**Comment [AL57]:** Provision relocated to above to sit under Advice Notes

<del>P</del>	<del>Permitted</del>	<del>C</del>	<del>Controlled</del>
<del>RD</del>	<del>Restricted Discretionary</del>	<del>D</del>	<del>Discretionary</del>
<del>NC</del>	<del>Non Complying</del>	<del>PR</del>	<del>Prohibited</del>

## 7.4 Rules - Activities

	Activities located in the Low Density Residential Zone	Activity status
7.4.1	Activities which are not listed in this table	NC
7.4.2	Informal airports for emergency landings, rescues and fire fighting	P
7.4.3	Airports not otherwise defined	PR
<del>7.4.4</del>	<del>Building Restriction Area Where a building restriction area is shown on the District Plan Maps, no building shall be located within the restricted area.</del>	<del>NC</del>
<del>7.4.5</del> <del>7.4.4</del>	<del>Bulk material storage</del> <u>Outdoor Storage</u>	<del>PR</del>

**Comment [AL58]:** Moved to Standards table 7.5

**Comment [AL59]:** No submissions on this but bulk material storage is not defined in Chapter 2. Outdoor Storage is though.

**Comment [AL60]:** Rule reverts to notified wording as no scope to recommend its deletion

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	Activities located in the Low Density Residential Zone	Activity status
7.4.6 7.4.5	<p><b>Commercial activities – 100m<sup>2</sup> or less gross floor area</b></p> <p><u>Discretion is restricted to all of the following:</u></p> <ul style="list-style-type: none"> <li>• <u>Need for the commercial activity to serve the day-to-day needs of local residents</u></li> <li>• <u>Hours of operation</u></li> <li>• <u>Parking, traffic and access</u></li> <li>• <u>Noise</u></li> <li>• <u>Design, scale and appearance</u></li> <li>• <u>Natural hazards where the proposal results in an increase in gross floor area</u></li> </ul> <p><u>Assessment matters relating to natural hazards:</u></p> <ul style="list-style-type: none"> <li>• <u>The nature and degree of risk the hazard(s) pose to people and property;</u></li> <li>• <u>Whether the proposal will alter the risk to any site, and</u></li> <li>• <u>Whether such risk can be avoided or sufficiently reduced.</u></li> </ul>	NC RD
7.4.6	<b>Commercial activities – greater than 100m<sup>2</sup> gross floor area</b>	NC
7.4.7	<b>Commercial recreation</b>	D
7.4.8	<b>Community facilities and/or activities</b>	D
7.4.9	<p><del>Dwelling, Residential Unit, Residential Flat</del></p> <p>7.4.9.1 — One (1) per site in Arrowtown.</p> <p>7.4.9.2 — For all other locations, two (2) or less per site.</p> <p>7.4.98.1 — Development of no greater than one residential unit per 450m<sup>2</sup> net site area, <del>except within the following areas:</del></p> <p><u>(a) The Queenstown Heights Overlay Area where the maximum site density shall be one residential unit per 1500m<sup>2</sup> net site area.</u></p> <p>Note – Additional rates and development contributions may apply for multiple units located on one site.</p>	P
7.4.10	<p><del>Dwelling, Residential Unit, Residential Flat</del></p> <p>7.4.10.1 — <del>Two (2) or more per site in Arrowtown.</del></p> <p>7.4.10.2 — For all other locations, three (3) or more per site.</p> <p>7.4.109.1 — <del>Development of no greater than one residential unit per 300m<sup>2</sup> net site area, except within the following areas:</del></p>	RD

**Comment [AL61]:** 269 – Consequential change as a result of redrafted policy 7.2.6.2

**Comment [AL62]:** 269

**Comment [AL63]:** 678 & 524

**Comment [AL64]:** 836

**Comment [AL65]:** 383, 166

**Comment [AL66]:** Queenstown Heights Overlay Area transferred to the hearing on mapping

**Comment [AL67]:** 836

**Comment [AL68]:** 383, 166

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Activities located in the Low Density Residential Zone	Activity status
<p><del>(a) Site located within the Queenstown Heights Overlay Area;</del></p> <p>(b) Sites located within the Air Noise Boundary or located between the Air Noise Boundary and Outer Control Boundary of Queenstown Airport.</p> <p><del>Control</del> Discretion is <del>restricted reserved</del> to all of the following:</p> <ul style="list-style-type: none"> <li><del>• The location, external appearance, site layout and design of buildings and fences</del></li> <li>• The extent to which <del>How</del> the design advances housing diversity and promotes sustainability <del>either</del> through construction methods, design or function</li> <li>• Privacy for the subject site and neighbouring residential units</li> <li>• In Arrowtown, the extent to which the development responds positively to consistency with Arrowtown's character, utilising the Arrowtown Design Guidelines <del>2006</del> 2016 as a guide</li> <li>• The extent to which the development positively addresses the <del>s</del> Street activation</li> <li>• Building dominance The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm</li> <li>• Parking and access: safety, <u>and</u> efficiency and impacts to on-street parking and neighbours</li> <li>• Design and integration of landscaping 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.</li> <li>• <del>Where a site is subject to any n</del> Natural hazards <u>and where</u> the proposal results in an increase in gross floor area: <del>an assessment by a suitably qualified person is provided that addresses</del></li> </ul> <p><u>Assessment matters relating to natural hazards:</u></p> <p>the nature and degree of risk the hazard(s) pose to people and property,</p> <p>whether the proposal will alter the risk to any site, and</p> <p><del>the extent to which whether</del> such risk can be avoided or sufficiently <del>mitigated-reduced</del><sup>1</sup>.</p> <p>Note – Additional rates and development contributions may apply for</p>	

**Comment [AL69]:** All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

**Comment [AL70]:** Queenstown Heights Overlay Area transferred to the hearing on mapping

**Comment [AL71]:** 24, 35, 36, 43, 141, FS1340

**Comment [AL72]:** Change is to align with the activity status

**Comment [AL73]:** All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

**Comment [AL74]:** 238

**Comment [AL75]:** Re-phrasing all matters of discretion to be matters of discretion rather than assessment matters

**Comment [AL76]:** 383

**Comment [AL77]:** Re-phrasing all matters of discretion to be matters of discretion rather than assessment matters

<sup>1</sup> Policies that guide the assessment of proposals on land affected by natural hazards are located in Chapter 28.

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	Activities located in the Low Density Residential Zone	Activity status
	multiple units located on one site.	
<b>7.4.11</b>	<del>Dwelling, Residential Unit, Residential Flat</del> that is more than one (1) per site and located within the Air Noise Boundary of the Queenstown Airport.	NG
<b>7.4.12</b> <b>7.4.11</b>	<b>Factory Farming</b>	PR
<b>7.4.13</b> <b>7.4.12</b>	<b>Fish or meat processing</b>	PR
<b>7.4.14</b> <b>7.4.13</b>	<b>Forestry</b>	PR
<b>7.4.15</b> <b>7.4.14</b>	<p><b>Home occupation where:</b></p> <p><del>7.4.13.1 — No more than one full-time equivalent person from outside the household shall be employed in the home occupation activity.</del></p> <p><del>7.4.13.2 — The maximum number of vehicle trips* shall be:</del></p> <p style="margin-left: 20px;"><del>a. Heavy Vehicles: none permitted</del></p> <p style="margin-left: 20px;"><del>b. other vehicles: 10 per day.</del></p> <p><del>7.4.13.3 — Maximum net floor area of 60m<sup>2</sup>.</del></p> <p><del>7.4.13.4 — Activities and the storage of materials shall be indoors.</del></p> <p><del>*A vehicle trip is two movements, generally to and from a site.</del></p>	P
<b>7.4.16</b>	<del>Home occupation not otherwise identified</del>	<del>D</del>
<b>7.4.17</b> <b>7.4.15</b>	<b>Retirement village</b>	D
<b>7.4.19</b> <b>7.4.18</b> <b>7.4.16</b>	<b>Manufacturing and/or product assembling activities</b>	PR
<b>7.4.20</b> <b>7.4.19</b> <b>7.4.17</b>	<b>Mining</b>	PR
<b>7.4.23</b> <b>7.4.20</b> <b>7.4.18</b>	<b>Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building.</b>	PR

**Comment [AL78]:** 485, 834, 555, 24, 35, 36, 43, 141

**Comment [AL79]:** Standards in 7.4.14 relocated to 7.5.18 along with discretionary activity status in 7.4.15

**Comment [SG80]:** Renumbering in table result of withdrawal of Visitor Accommodation provisions.



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	Activities located in the Low Density Residential Zone	Activity status
7.4.24 <del>7.4.21</del> <del>7.4.19</del>	Any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR

### 7.5 Rules - Standards

	Standards for activities in the Low Density Residential Zone	Non-compliance status
7.5.1	<p><b>Building Height (for flat sites)</b></p> <p>7.5.1.1 Wanaka: A maximum of 7 metres.</p> <p>7.5.1.2 Arrowtown: A maximum of 6.5 metres.</p> <p>7.5.1.3 All other locations: A maximum of 8 metres.</p> <p><del>7.5.1.4 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:</del></p> <p><del>a. Where residential units are proposed in addition to an existing dwelling, then the additional residential unit/s shall not exceed 5.5m in height</del></p> <p><del>b. 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.</del></p> <p><del>c. Items (a) and (b) 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.</del></p> <p><del>d. Items (a) and (b) 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).</del></p> <p>Notes:</p> <ul style="list-style-type: none"> <li>Refer to Definition for interpretation of building height.</li> <li>Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. Flat sites are where the ground slope is equal to or less than 6 degrees (i.e equal to or less than 1 in 9.5).</li> </ul>	NC
7.5.2	<p><b>Building Height (for sloping sites)</b></p> <p>7.5.2.1 Arrowtown: A maximum of 6 metres.</p> <p>7.5.2.2 In all other locations: A maximum of 7 metres.</p> <p><del>7.5.2.3 Despite the above, where a site is less than 900 square</del></p>	NC

Comment [AL81]: 203

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	Standards for activities in the Low Density Residential Zone	Non-compliance status
	<p><del>metres in area and more than one (1) residential unit is proposed per site, the following height provisions apply:</del></p> <p><del>a. Where residential units are proposed in addition to an existing dwelling, then the additional residential unit/s shall not exceed 5.5m in height</del></p> <p><del>b. 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.</del></p> <p><del>c. Items (a) and (b) 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.</del></p> <p><del>d. Items (a) and (b) 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).</del></p> <p>Notes:</p> <ul style="list-style-type: none"> <li>Refer to Definition for interpretation of building height.</li> <li>Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. Sloping sites are where the ground slope is greater than 6 degrees (i.e greater than 1 in 9.5).</li> </ul>	
<p><b>7.5.3</b></p>	<p><u>In addition to Rules 7.5.1 and 7.5.2, where a site is less than 900 square metres in <u>net site</u> area and more than one (1) residential unit is proposed per site, the following height provisions apply:</u></p> <p><u>a. Where residential units are proposed in addition to an existing <u>dwelling</u> residential unit, then the additional residential unit/s shall not exceed 5.5m in height</u></p> <p><u>b. Where no <u>dwellings</u> residential units exist on the site, or where an existing <u>dwelling</u> residential unit is being demolished <u>one residential unit</u> to provide for two or more new residential units, then all proposed residential units shall not exceed 5.5m in height.</u></p> <p><u>c. Items (a) and (b) above do not apply where a second residential unit is being created within or attached to an existing <u>dwelling</u> residential unit which is taller than 5.5m.</u></p> <p><u>d. Items (a) and (b) 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).</u></p>	<p><u>NC-D</u></p>

Comment [AL82]: 203

Comment [AL92]: 203

Comment [AL93]: 203

Comment [AL83]: Clarification

Comment [AL84]: 836

Comment [AL85]: 836

Comment [AL86]: 836

Comment [AL87]: 836

Comment [AL88]: 836

Comment [AL89]: Clarification

Comment [AL90]: 836

Comment [AL91]: 836

## LOW DENSITY RESIDENTIAL 7

	Standards for activities in the Low Density Residential Zone	Non-compliance status
<del>7.5.3-7.5.4</del>	<p><b>Airport Noise – Queenstown Airport (excluding any non-critical listening environments) <del>within the Air Noise Boundary (ANB)</del></b></p> <p><del>New Buildings</del> and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours.</p> <p><b><u>Within the Air Noise Boundary (ANB)</u></b></p> <p>Compliance shall be demonstrated by either adhering to the sound insulation requirements in <del>Table 4 36.6.2</del> of Chapter 36 and installation of mechanical ventilation to achieve the requirements in <del>Table 5 36.6.3</del> of Chapter 36, or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</p> <p><b><u>Between the Outer Control Boundary (OCB) and the Air Noise Boundary (ANB)</u></b></p> <p><del>Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 4-36.6.2 of Chapter 36 or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</del></p> <p>Note – Refer to the Definitions for a list of activities sensitive to aircraft noise (ASAN)</p>	NC
<del>7.5.4-7.5.5</del>	<p><b><del>Airport Noise – Queenstown Airport (excluding any non-critical listening environments) between the Outer Control Boundary (OCB) and the Air Noise Boundary (ANB)</del></b></p> <p><del>New Buildings</del> and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours.</p> <p><del>Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 4 of Chapter 36 or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</del></p>	NC
<del>7.5.5-7.5.6</del>	<p><b>Building Coverage</b></p> <p>A maximum of 40%.</p>	D
<del>7.5.6</del>	<p><b>Density</b></p> <p>The maximum site density shall be one residential unit or dwelling per 300m<sup>2</sup> net site area, except for:</p> <ul style="list-style-type: none"> <li>the Queenstown Heights Overlay Area where the maximum site density shall be one residential unit or dwelling per 1500m<sup>2</sup> net site area.</li> </ul>	NC
<del>7.5.7</del>	<p><b>Landscaped permeable surface coverage</b></p> <p>At least 30% of the site area shall comprise landscaped (permeable)</p>	NC

Comment [AL94]: 1340

Comment [AL95]: Consequential amendment as a result of Ruth Evan's recommended change to Chapter 36

Comment [AL96]: Consequential amendment as a result of Ruth Evan's recommended change to Chapter 36

Comment [AL97]: Consequential amendment as a result of Ruth Evan's recommended change to Chapter 36

Comment [AL98]: Content relocated from 7.5.5 below

Comment [AL100]: Content relocated to 7.5.4 above

Comment [AL99]: 1340

Comment [AL101]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

## LOW DENSITY RESIDENTIAL 7

	Standards for activities in the Low Density Residential Zone	Non-compliance status
	surface.	
<b>7.5.87</b>	<p><b>Recession plane (applicable to flat sites only, and <u>for including accessory buildings on flat and sloping sites</u>)</b></p> <p>7.5.87.1 Northern Boundary: 2.5m and 55 degrees.</p> <p>7.5.87.2 Western, and Eastern Boundaries: 2.5m and 45 degrees.</p> <p>7.5.87.3 Southern Boundary: 2.5m and 35 degrees.</p> <p>7.5.87.4 Gable end roofs may penetrate the building recession plane by no more than one third of the gable height .</p> <p>7.5.87.5 Recession planes do not apply to site boundaries adjoining a Town Centre Zone, or fronting a road, or a park or reserve.</p> <p>Note: Refer to Definition for detail of the interpretation of recession planes.</p>	NC
<b>7.5.98</b>	<p><b>Minimum Boundary Setbacks</b></p> <p>7.5.98.1 Road boundary: 4.5m</p> <p>7.5.98.2 <del>Side and rear</del> <u>All other</u> boundaries: 2.0m</p> <p>Exceptions to boundary setbacks:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• <u>Any building may encroach into a setback by up to 1m for an area no greater than 6m<sup>2</sup> provided the component of the building infringing the setback has no windows or openings.</u></li> <li>• <u>Eaves may be located up to 0.6m into the minimum road, side and rear boundary setbacks along eastern, western and southern boundaries.</u></li> <li>• <u>Eaves may be located up to 1m into the minimum road, side and rear boundary setbacks along the northern boundary.</u></li> </ul>	D

Comment [AL102]: 383

Comment [AL103]: Consequential amendment to be consistent with wording within the MDRZ and HDRZ

Comment [AL104]: 238

Comment [AL105]: 166, FS1202

# LOW DENSITY RESIDENTIAL 7

	Standards for activities in the Low Density Residential Zone	Non-compliance status
<b>7.5.409</b>	<p><b>Building Separation Within Sites</b></p> <p>For detached residential units on the same <del>section-site</del>, a minimum separation distance of <del>64m</del> within the development site applies.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• <del>The extent to which site characteristics including the presence and positioning of existing buildings and vegetation, limits the ability to achieve compliance</del></li> <li>• <del>The extent to which the infringement enables better outcomes for overall amenity than would be achieved with a complying proposal</del></li> <li>• <del>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.</del></li> </ul> <p>(Note this rule does not apply to attached <del>dwellings</del> residential units).</p>	RD-D
<b>7.5.4410</b>	<p><b>Continuous Building Length</b></p> <p>The <del>continuous</del> length of any building facade above <del>one storey ground floor level</del> shall not exceed 16m.</p> <p>Where a proposal exceeds this length, discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• <del>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 d Dominance of the building.</del></li> <li>• <del>The extent to which topography or landscaping mitigates any dominance impacts.</del></li> <li>• <del>The extent to which the height of the building influences the dominance of the building in association with the continuous building length.</del></li> <li>• <u>Building design, materials and appearance</u></li> <li>• <u>In Arrowtown, consistency with Arrowtown's character, utilising the Arrowtown Design Guidelines 2016 as a guide</u></li> </ul>	RD
<b>7.5.4211</b>	<p><b>Waste and Recycling Storage Space</b></p> <p>7.5.4211.1 Residential activities shall provide, as a minimum, space for a 120 litre residential wheelie bin and 240 litres recycling wheelie bin per residential unit.</p> <p>7.5.4211.2 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.</p>	NC
<b>7.5.4312</b>	<p><b>Glare</b></p> <p>7.5.4312.1 All exterior lighting shall be directed away from the</p>	NC

**Comment [AL110]:** 166, 389, 391, 238

**Comment [AL106]:** Clarification

**Comment [AL107]:** 166, 389, 391, 238

**Comment [AL108]:** 166, 389, 391, 238

**Comment [AL109]:** 836

**Comment [AL111]:** 238, 166

**Comment [AL112]:** Converting assessment matters into matters of discretion. Aligns with those proposed for MDRZ

**Comment [AL113]:** 189

## LOW DENSITY RESIDENTIAL 7

	Standards for activities in the Low Density Residential Zone	Non-compliance status
	<p>adjacent sites and roads, and downward to limit the effects on the night sky.</p> <p>7.5.4312.2 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.</p>	
<b>7.5.4413</b>	<p><b>Setback of buildings from water bodies</b></p> <p>The minimum setback of any building from the bed of a river, lake or wetland shall be 7 m.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• indigenous biodiversity values</li> <li>• Visual amenity values</li> <li>• Landscape character</li> <li>• Open space and the interaction of the development with the water body</li> <li>• Environmental protection measures (including landscaping and stormwater management)</li> <li>• Whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the location of the building.</li> </ul>	RD
<b>7.5.15</b>	<p><del><b>Parking – Residential Flat</b></del></p> <p><del>There shall be no minimum parking requirements for a Residential Flat having no more than 1 bedroom.</del></p>	N/A
<b>7.5.4514</b>	<p><b>Road Noise – State Highway</b></p> <p>Any new residential buildings, or buildings containing activities sensitive to road noise, located within:</p> <ul style="list-style-type: none"> <li>• 80 metres of the road boundary of a State Highway that has a speed limit of 70km/h or greater, or</li> <li>• 40 metres of the road boundary of a State Highway that has a speed limit of less than 70km/h</li> </ul> <p>Shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed 40 dB L<sub>Aeq(24h)</sub> for all habitable spaces including bedrooms</p>	NC
<b>7.5.16</b>	<p><del><b>Height Restrictions along Frankton Road</b></del></p> <p><del>No building or building element on the south side of Frankton Road (SH6A) shall rise above the nearest point of the roadway centreline. This Rule applies to those properties from Cecil Road (Paper Road) to, and including, Lot 1 DP 12665.</del></p> <p><del>Discretion is restricted to all of the following:</del></p> <ul style="list-style-type: none"> <li>• <del>Views from Frankton Road over Lake Wakatipu and to the Remarkables;</del></li> </ul>	<del>RD</del>

Comment [AL114]: 166

Comment [AL115]: 719

Comment [AL116]: 208

Comment [AL117]: There are no LDRZ properties within this identified area.

## LOW DENSITY RESIDENTIAL 7

	Standards for activities in the Low Density Residential Zone	Non-compliance status
<b>7.5.15</b>	<p><b><u>Building Restriction Area</u></b></p> <p><u>Where a building restriction area is shown on the District Plan Maps, no building shall be located within the restricted area.</u></p>	<b>NC</b>
<b>7.5.16</b>	<p><b><u>Home Occupation</u></b></p> <p><u>7.5.17.1 No more than one full time equivalent person from outside the household shall be employed in the home occupation activity.</u></p> <p><u>7.5.17.2 The maximum number of vehicle trips* shall be:</u></p> <p style="margin-left: 40px;">e. <u>Heavy Vehicles: none permitted</u></p> <p style="margin-left: 40px;">f. <u>other vehicles: 10 per day.</u></p> <p><u>7.5.17.3 Maximum net floor area of 60m<sup>2</sup>.</u></p> <p><u>7.5.17.4 Activities and the storage of materials shall be indoors.</u></p> <p><u>*A vehicle trip is two movements, generally to and from a site.</u></p>	<b>D</b>

**Comment [AL118]:** Relocated from 7.4.4

**Comment [AL119]:** Relocated from Rule 7.4.14 above

### 7.6 Non-Notification of Applications

7.6.1 Applications for Controlled activities shall not require the written consent of other persons and shall not be notified or limited-notified.

7.6.2 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:

7.6.2.1 Residential development units pursuant to 7.4.10, except where direct vehicle crossing or right of way access on to or off a State Highway is sought where New Zealand Transport Agency will be notified an affected party.

**Comment [AL120]:** 836

**Comment [AL121]:** 719

**Comment [AL122]:** 719

**Comment [AL123]:** 719

# LOW DENSITY RESIDENTIAL 7

## Chapter 2 - Definitions

<b>Activity Sensitive To Aircraft Noise (ASAN) / Activities sensitive to road noise</b>	Means any residential activity, visitor accommodation activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with any educational facility, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.
<b>Community Activity</b>	Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes <del>schools</del> <u>day care facilities, education activities</u> , hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres, government and local government offices.
<b>Community Facility</b>	<del>In relation to a community facility sub-zone means the use of land and/or buildings for Health Care services, Hospital activities, ambulance facilities, elderly person housing and carparking and residential accommodation ancillary to any of these activities.</del>
<b>Dwelling</b>	<del>See definition of RESIDENTIAL UNIT.</del>
<b>Educational Facility</b>	<del>Means land and/or buildings used for the provisions of regular instruction or training and includes their ancillary administrative, cultural and commercial facilities.</del>
<b>Education Activity</b>	<del>Means the use of land and buildings for the primary purpose of regular instruction or training including early childhood education, primary, intermediate and secondary schools, tertiary education and including ancillary administrative, cultural, recreational, health, social and medical services (including dental clinics and sick bays) and commercial facilities.</del>
<b>Residential Flat</b>	<p><del>Means a residential activity that comprises a self-contained flat that is ancillary to a residential unit and meets all of the following criteria:</del></p> <ul style="list-style-type: none"> <li><del>• Has a total floor area not exceeding 70m<sup>2</sup>, and 150m<sup>2</sup> in the Rural Zone and Rural Lifestyle Zone, not including the floor area of any garage or carport;</del></li> <li><del>• contains no more than one kitchen facility;</del></li> <li><del>• is limited to one residential flat per residential unit; and</del></li> <li><del>• is situated on the same site and held in the same ownership as the residential unit, but may be leased to another party.</del></li> </ul> <p><del>Advice/Notes:</del></p> <ul style="list-style-type: none"> <li><del>• A proposal that fails to meet any of the above criteria will be considered as a residential unit.</del></li> <li><del>• Development contributions and additional rates apply.</del></li> </ul>
<b>Residential Unit</b>	Means a residential activity <del>(including a dwelling)</del> which consists of a single self contained household unit, whether of one or more persons, and includes accessory buildings. Where more than one kitchen and/or laundry facility is provided on the site, other than a kitchen and/or laundry facility in a residential flat, there shall be deemed to be more than one residential unit.

Comment [AL124]: 719

Comment [AL125]: 524

Comment [AL126]: 524

Comment [AL127]: 678

Comment [AL128]: 836

Comment [AL129]: 524

Comment [AL130]: 524

Comment [AL131]: 497 (wording from Rural Right of Reply)

Comment [AL132]: 836

Comment [AL133]: 836

Comment [AL134]: Definition of Residential Flat transferred to the Definitions hearing

Comment [AL135]: 836



# LOW DENSITY RESIDENTIAL 7

## Chapter 27 – Subdivision and Development

### 27.7.14 Subdivision associated with residential development on sites less than 450m<sup>2</sup> in the Low Density Residential Zone

**Comment [AL136]:** Relocated from Notified Rule 27.5.3 (page 13)

27.7.14.1 In the Low Density Residential Zone, the specified minimum allotment size in Rule 27.5.6.1 shall not apply in cases where the residential units are not established, providing:

~~a~~ A certificate of compliance is issued for a residential unit(s) or;

**Comment [AL137]:** Consequential change as a result of redraft Rule 7.4.10

~~b-a~~ A resource consent has been granted for a residential unit(s).

In addition to any other relevant matters, ~~prior to certification under S224(c)~~, pursuant to s221 of the Act, the consent holder shall register ~~on the certificate of title on the computer freehold register~~ of the applicable allotments;

**Comment [AL138]:** D White for Paterson Pitts Limited

~~e a~~ That the construction of any residential unit shall be undertaken in accordance with the applicable certificate of compliance or resource consent (applies to the additional undeveloped lot to be created).

~~d b~~ The maximum building height shall be 5.5m (applies to the additional undeveloped lot to be created).

~~e-c~~ There shall be not more than one residential unit per lot (applies to all lots).

**Comment [AL139]:** Relocated from Notified Rule 27.5.3.1 (page 14)

27.7.14.2 Rule 27.7.14.1 shall not apply to the Low Density Residential Zone within the Queenstown Airport Air Noise Boundary and Outer Control Boundary.

**Comment [AL140]:** Submission 433.97 and 433.98