

Queenstown Lakes District Council Proposed District Plan

Variation to Chapter 11 Large Lot Residential and Chapter 27 Subdivision & Development

Recommended Text Changes – Chapters 11 and 27 affecting Large Lot Residential A Zone

Black underlined shows text to be added to that contained in the Variation following the recommendation of the Hearings Commission.

Black ~~striketrough~~ shows text contained in the Variation to be removed following the recommendation of the Hearings Commission.

Chapter 11 Large Lot Residential

1. Amend Policy 11.2.1.2 as follows:

11.2.1.2

Maintain ~~and~~ or enhance residential character and high amenity values by controlling the ~~colour~~, scale, location and height of buildings, and in addition within Area B by requiring ~~require~~ landscaping, colour and vegetation controls.

2. Amend Table 2, Standards for Activities, Rule 11.5.9.1 as follows:

11.5.9 Residential Density

11.5.9.1 Large Lot Residential Area A:

(a) a maximum of one residential unit per site; or

(b) a maximum of one residential unit per 2000m² (total area).

~~11.5.9.2 Large Lot Residential Area A: any additional residential unit to that permitted by Rule 11.5.9.1, no more than one residential unit per 2000 m².~~

~~11.5.9.3~~ 2 Large Lot Residential Area B: a maximum of one residential unit per 4000m² net site area.

Non—compliance: D

Chapter 27 Subdivision and Development

3. Amend Rule 27.6.1 as follows:

27.6.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, an average net site area less than the minimum specified.

(Note: in the Large Lot Residential A zone, the minimum or average lot size shall be determined by total area, not net site area)

Zone: Residential

Large Lot Residential A

Minimum Lot Area: 1500m² providing the total area of the site is not less than the average lot size is not less than 2000m² average (total area)