

ARTHURS POINT NORTH REZONING

Changes to the Proposed District Plan

Key:

Underlined text for additions and ~~strike through~~ text for deletions

Amendments to Chapter 9 – High Density Residential

9.1 Zone Purpose

The High Density Residential Zone provides for efficient use of land within close proximity to town centres and Arthurs Point that is easily accessible by public transport, cycle and walk ways. In conjunction with the Medium Density Residential Zone, the zone plays a key planning role in minimising urban sprawl and consolidating growth in existing urban areas.

In Queenstown, the High Density Residential zone enables taller buildings than in the other residential zones, subject to high design quality. In Wanaka, lower building heights are anticipated, accounting for its distinctive urban character, however relatively high densities are still achievable. Such development will result in a greater diversity of housing supply, help support the function and vibrancy of town centres, and reduce reliance on private transport. Over time, low-rise apartments and terraced housing are envisaged to become commonplace within the zone.

Development in the zone will facilitate effective non-vehicular connections and access to high quality public open space.

Development controls provide minimum protections for existing amenity values, and are otherwise prioritised towards enabling the community's wellbeing by promoting growth and development. Given the focus on intensification, moderate to substantial change is anticipated including to both public and private views as the character of land within the zone develops into one that is characteristically urban.

Small scale commercial activities are enabled, either to support larger residential developments, or to provide low impact local services.

Small scale community facilities are anticipated, given the need for community activities within residential areas. However, large scale community facilities are not anticipated as this will reduce the effectiveness of the zone at its primary purpose of accommodating housing.

Visitor accommodation, residential visitor accommodation and homestays are anticipated and enabled in this zone, which is located near the town centres and within Arthurs Point, to respond to projected growth in visitor numbers, provided that adverse effects on the residential amenity values of nearby residents is avoided, remedied or mitigated.

Policies

9.2.2.3 Promote a distinct streetscape for the Arthurs Point High Density Residential neighbourhood that is based upon a shared and integrated public realm.

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9.4 Rules – Activities

	Activities located in the High Density Residential Zone	Activity status
9.4.5	<p><u>At 158, 164, 170 and 172 Arthurs Point Road, Commercial Activities comprising between 101m² and 200m² gross floor area.</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none">a. <u>Economic impact on the Queenstown town centre;</u>b. <u>Effects on residential amenity;</u>c. <u>Hours of operation;</u>d. <u>Traffic generation and access;</u>e. <u>Location, design, scale and appearance.</u>	<u>RD</u>