



Residential Zone Design Guide

Design is in everything we see. Design not only includes the architectural elements of a building but the related aspects such as maximum heights and densities, coverage controls, internal and boundary setbacks, parking and waste and recycling storage space requirements. These guidelines aim to ensure good design and amenity.

With the current rules in the District Plan, residential zones (high density, medium density, and low density suburban) have multiple development controls that, in part, determine the external appearance of a building. But these controls alone do not ensure quality design for all buildings within residential settings. These design guidelines aim to assist developers, plan users and Council planners to ensure high quality design in a consistent manner in our residential zones.

The guidelines are based on 11 key design elements and include:

1. Building diversity and adaptability
2. Entrances and detailing
3. Building dominance and sunlight access
4. Connections to open space
5. Outdoor living space
6. Accessibility
7. Waste and service areas
8. Private and safe environments
9. Site coverage and low impact design
10. Building materials and environmental sustainability
11. Landscape materials and planting

WHAT'S BEING PROPOSED

Providing consistent guidelines for design is particularly important as our district is in a period of sustained development. In order to accommodate growth, the provisions of the Proposed District Plan allow for greater density primarily in the high and medium density residential zones. This means that more apartments and townhouses are likely to be built in these zones (while the low density suburban zone is likely to retain more conventional forms of development).

It is proposed to introduce the guidelines by way of variation to the district plan. While there is no change in direction of the Proposed District Plan, the guidelines will be incorporated by reference to ensure high quality design consistency across residential zone developments regardless of their density.

Other proposed changes include:

- > Supporting implementation and framework.
- > An additional policy for Chapters 7, 8 & 9 of the Proposed District Plan which reads: “encourage buildings and development to be consistent with the design outcomes sought be the Residential Design Guide 2019”.
- > Assessing consistency with the QLDC Residential Zone Design Guide 2019 if a development either infringes a development control, requires a resource consent, and/or is a restricted discretionary activity.

WANT TO GET INTO MORE DETAIL?

Full details, including how to make a submission, a glossary of terms, and other resources are available at: www.qldc.govt.nz/proposed-district-plan-stage-3.

For clarification on any of the proposed changes, a duty policy planner will be available either by phone or in person by appointment, every workday until submissions close. Please phone 03 441 0499 (Queenstown) or 03 443 0024 (Wānaka) or email pdpenquiries@qldc.govt.nz.



All residential dwellings should have access to an outdoor living space that is ideally directly accessible from the indoor living areas. Images showing a medium density residential development sourced from the QLDC Residential Zone Design Guide 2019.