

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 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.

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.

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 provides for low density residential living within the District's urban areas.**

- Policies
- 7.2.1.1** 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.
 - 7.2.1.2** The zone is suburban in character and provides for a low density housing development on larger urban allotments primarily comprising dwellings up to two storeys in height.
 - 7.2.1.3** [Withdrawn.]

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.**

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

7.2.3 Objective - Allow higher housing densities than typical in the zone provided that it retains a low rise built form and responds appropriately and sensitively to the context and character of the locality.

- Policies
- 7.2.3.1** Ensure any higher density residential development is planned and designed to fit well within its immediate context, paying particular attention to the way the development:
 - Relates to neighbouring properties, through employing larger setbacks, sensitive building orientation and design, and landscaping to mitigate dominance and privacy impacts
 - 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.
 - 7.2.3.2** Landscaped areas shall be 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.
 - 7.2.3.3** Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.

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

- Policies
- 7.2.4.1** Provide for compact, low rise infill housing that does not fundamentally compromise the integrity of the zone's low density character and amenity values.

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

- Policies
- 7.2.5.1** Development 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 2016.
 - 7.2.5.2** Flat roofed housing forms are avoided.
 - 7.2.5.3** Infill housing development responds sensitively to the existing character of the area.

7.2.6 Objective - Provide for community activities and facilities that are generally best located in a residential environment close to residents.

- Policies
- 7.2.6.1** 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.
 - 7.2.6.2** Ensure any community uses occur in areas which are capable of accommodating traffic, parking and servicing to a level which maintains residential amenity.
 - 7.2.6.3** Ensure any community uses or facilities are of a design, scale and appearance compatible with a residential context.

7.2.7 Objective - Ensure development efficiently utilises existing infrastructure and minimises impacts on infrastructure and roading networks.

- Policies
- 7.2.7.1** Access and parking is located and designed to optimise efficiency and safety and minimise impacts to on-street parking.
 - 7.2.7.2** 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.
 - 7.2.7.3** Development is integrated with, and improves connections to, public transport services and active transport networks (tracks, trails, walkways and cycleways).

7.2.8 [Withdrawn.]

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

- Policies
- 7.2.9.1** 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** Ensure any commercial development is low scale and intensity (100m² 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** Commercial activities that generate adverse noise effects are not supported in the residential environment.
 - 7.2.9.4** Ensure any commercial development is of a design, scale and appearance compatible with its surrounding residential context.

7.2.10 Ensure residential amenity is maintained through pleasant living environments within which adverse effects are minimised while still providing the opportunity for community needs

- 7.2.10.1** Require, as necessary, mechanical ventilation of any Critical Listening Environment within new and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary.
- 7.2.10.2** Require, as necessary, sound insulation and mechanical ventilation for any Critical Listening Environment within any new and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.

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
24	Signs (18 ODP)	25	Earthworks (22 ODP)	26	Historic Heritage
27	Subdivision	28	Natural Hazards	29	Transport (14 ODP)
30	Energy and Utilities	31	Hazardous Substances (16 ODP)	32	Protected Trees
33	Indigenous Vegetation and Biodiversity	34	Wilding Exotic Trees	35	Temporary Activities and Relocated Buildings
36	Noise	37	Designations		Planning Maps

7.3.2 Clarification

- 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** Development resulting in more than one (1) residential unit per lot shall show each residential unit contained within the net area. For the purposes of this rule net 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.

7.3.2.4 The following abbreviations are used within this Chapter.

P Permitted

C Controlled

RD Restricted Discretionary

D Discretionary

NC Non Complying

PR Prohibited

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
7.4.4	Building Restriction Area Where a building restriction area is shown on the District Plan Maps, no building shall be located within the restricted area.	NC
7.4.5	Bulk material storage	PR
7.4.6	Commercial activities	NC
7.4.7	Commercial recreation	D
7.4.8	Community facilities and/or activities	D
7.4.9	<p>Dwelling, Residential Unit, Residential Flat</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><i>Note – Additional rates and development contributions may apply for multiple units located on one site.</i></p>	P

	Activities located in the Low Density Residential Zone	Activity Status
7.4.10	<p>Dwelling, Residential Unit, Residential Flat</p> <p>7.4.10.1 Two (2) or more per site in Arrowtown.</p> <p>7.4.10.2 For all other locations, three (3) or more per site.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • The location, external appearance, site layout and design of buildings and fences • The extent to which the design advances housing diversity and promotes sustainability either through construction methods, design or function • In Arrowtown, the extent to which the development responds positively to Arrowtown's character, utilising the Arrowtown Design Guidelines 2016 as a guide • The extent to which the development positively addresses the street • The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm • Parking and access: safety, efficiency and impacts to on-street parking and neighbours • 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. • Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated¹. <p><i>Note – Additional rates and development contributions may apply for multiple units located on one site.</i></p>	RD
7.4.11	Dwelling, Residential Unit, Residential Flat that is more than one (1) per site and located within the Air Noise Boundary of the Queenstown Airport.	NC
7.4.12	Factory Farming	PR
7.4.13	Fish or meat processing	PR
7.4.14	Forestry	PR
7.4.15	<p>Home occupation where:</p> <p>7.4.15.1 No more than one full time equivalent person from outside the household shall be employed in the home occupation activity.</p> <p>7.4.15.2 The maximum number of vehicle trips* shall be:</p> <ol style="list-style-type: none"> Heavy Vehicles: none permitted other vehicles: 10 per day. <p>7.4.15.3 Maximum net floor area of 60m².</p> <p>7.4.15.4 Activities and the storage of materials shall be indoors.</p> <p><i>*A vehicle trip is two movements, generally to and from a site.</i></p>	P

	Activities located in the Low Density Residential Zone	Activity Status
7.4.16	Home occupation not otherwise identified	D
7.4.17	Retirement village	D
7.4.18	[Withdrawn.]	
7.4.19	Manufacturing and/or product assembling activities	PR
7.4.20	Mining	PR
7.4.21	[Withdrawn.]	
7.4.22	[Withdrawn.]	
7.4.23	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building.	PR
7.4.24	Any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR

Note: 1. Policies that guide the assessment of proposals on land affected by natural hazards are located in Chapter 28.

7.5 Rules - Standards

	Standards for Activities in the Low Density Residential Zone	Non-compliance Status
7.5.1	<p>Building Height (for flat sites)</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>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:</p> <ol style="list-style-type: none"> Where residential units are proposed in addition to an existing dwelling, then the additional residential unit/s shall not exceed 5.5m in height 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. 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. 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). <p><i>Notes: Refer to Definition for interpretation of building height.</i></p> <p><i>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).</i></p>	NC

	Standards for Activities in the Low Density Residential Zone	Non-compliance Status
7.5.2	<p>Building Height (for sloping sites)</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>7.5.2.3 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:</p> <ul style="list-style-type: none"> 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 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. 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. 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). <p><i>Notes: Refer to Definition for interpretation of building height.</i></p> <p><i>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).</i></p>	NC
7.5.3	<p>Airport Noise – Queenstown Airport (excluding any non-critical listening environments) within the Air Noise Boundary (ANB)</p> <p>New buildings 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>Compliance shall be demonstrated by either adhering to the sound insulation requirements in Table 4 of Chapter 36 and installation of mechanical ventilation to achieve the requirements in Table 5 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><i>Note – Refer to the Definitions for a list of activities sensitive to aircraft noise (ASAN)</i></p>	NC
7.5.4	<p>Airport Noise – Queenstown Airport (excluding any non-critical listening environments) between the Outer Control Boundary (OCB) and the Air Noise Boundary (ANB)</p> <p>New buildings 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>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.</p>	NC
7.5.5	<p>Building Coverage</p> <p>A maximum of 40%.</p>	D

	Standards for Activities in the Low Density Residential Zone	Non-compliance Status
7.5.6	<p>Density</p> <p>The maximum site density shall be one residential unit or dwelling per 300m² net site area, except for:</p> <ul style="list-style-type: none"> the Queenstown Heights Overlay Area where the maximum site density shall be one residential unit or dwelling per 1500m² net site area. 	NC
7.5.7	<p>Landscaped permeable surface coverage</p> <p>At least 30% of the site area shall comprise landscaped (permeable) surface.</p>	NC
7.5.8	<p>Recession plane (applicable to flat sites only, and including accessory buildings)</p> <p>7.5.8.1 Northern Boundary: 2.5m and 55 degrees.</p> <p>7.5.8.2 Western, and Eastern Boundaries: 2.5m and 45 degrees.</p> <p>7.5.8.3 Southern Boundary: 2.5m and 35 degrees.</p> <p>7.5.8.4 Gable end roofs may penetrate the building recession plane by no more than one third of the gable height .</p> <p>7.5.8.5 Recession planes do not apply to site boundaries adjoining a Town Centre Zone, or fronting a road, or a park or reserve.</p> <p><i>Note: Refer to Definition for detail of the interpretation of recession planes.</i></p>	NC
7.5.9	<p>Minimum Boundary Setbacks</p> <p>7.5.9.1 Road boundary: 4.5m</p> <p>7.5.9.2 Side and rear boundaries: 2.0m</p> <p>Exceptions to boundary setbacks:</p> <p>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.</p>	D
7.5.10	<p>Building Separation Within Sites</p> <p>For detached residential units on the same section, a minimum separation distance of 6m within the development site applies.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> The extent to which site characteristics including the presence and positioning of existing buildings and vegetation, limits the ability to achieve compliance The extent to which the infringement enables better outcomes for overall amenity than would be achieved with a complying proposal 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. <p><i>(Note this rule does not apply to attached dwellings).</i></p>	RD

Standards for Activities in the Low Density Residential Zone		Non-compliance Status
7.5.11	<p>Continuous Building Length</p> <p>The continuous length of any building facade above one storey 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"> • 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 dominance of the building. • The extent to which topography or landscaping mitigates any dominance impacts. • The extent to which the height of the building influences the dominance of the building in association with the continuous building length. 	RD
7.5.12	<p>Waste and Recycling Storage Space</p> <p>7.5.12.1 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>7.5.12.2 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
7.5.13	<p>Glare</p> <p>7.5.13.1 All exterior lighting shall be directed away from the adjacent sites and roads, and downward to limit the effects on the night sky.</p> <p>7.5.13.2 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>	NC
7.5.14	<p>Setback of buildings from water bodies</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"> • indigenous biodiversity values • Visual amenity values • Landscape character • Open space and the interaction of the development with the water body • Environmental protection measures (including landscaping and stormwater management) • Whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the location of the building. 	RD
7.5.15	<p>Parking – Residential Flat</p> <p>There shall be no minimum parking requirements for a Residential Flat having no more than 1 bedroom.</p>	N/A

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