

2011

The Queenstown High Density Residential Zone Monitoring Report



Policy and Planning

Queenstown Lakes District Council

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Introduction

The focus of this monitoring report is on whether the District Plan ('the Plan') objectives and policies are being achieved in the high density residential zones (HDRZ) of Queenstown. The Wanaka HDRZ is not covered by this report and will be the subject of a separate monitoring exercise.

Whether the 'high density' development that is occurring in the district, is occurring in the most desirable locations, is a separate question. Views on this question can more fully be discussed through the District Plan Review process, informed by the various monitoring reports being conducted for each zone.

The Community Outcome that is relevant to this monitoring report is '*High quality urban environments respectful of the character of individual communities*'.

What is the High Density Residential Zone Trying to Achieve?

A full reprint of the relevant excerpts from the District Plan, for the Issues, Objectives and Policies related to the High Density Residential Zone in Queenstown can be found in Appendix 2.

The resource management issue for this zone can be articulated as two questions:

1. To what extent is there a loss of character and amenity in the zone? Is this resulting from large scale multi-unit visitor accommodation developments, or from other types of development?
2. What are the different character aspects sought, that clearly differentiate the desired outcomes for the zone, as compared to low density neighbourhoods?

Arguably the objectives and policies as they are now enable rules designed to minimise conflicts between high density and low density living environments. But how well do they achieve the amenity expectations for adjacent developments within the zone?

The objectives and policies for the zone can be summarised as follows:

- To encourage development forms for increased density (compact form)
- To Protect (Residential) Amenity
 - External Appearance
 - Building coverage
 - Building footprint size
 - Open Space
 - Landscape coverage
 - Shading/Sunlight Access
 - Building height
 - Noise
 - Parking

The objectives and policies also appear to present two fundamental unresolved conflicts:

- whether it is a zone of change, i.e. what we have today may not be what it is meant to look like tomorrow; or
- whether it seeks to protect a pattern of small lot size with individual buildings, even if this is intensified?

Following on from this, at a top level it appears the District Plan also is unclear what is meant through the use of terms such as “High amenity value”, “High standard”, etc. The closest thing we have to definitions for these terms are located in the policies for amenity values, and multi unit developments. What we hear anecdotally from applicants and consent planners is that we have many undefined terms, for which wide debate occurs through the consenting process, of what is meant by:

- *High Amenity Values*
- *Quality and character anticipated in a high density living environments*
- *Improving the aesthetic appeal*
- *Ensuring buildings integrate well*
- *Attractive pedestrian accessways*
- *High architectural quality*
- *Avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment*
- *Enhance the attractiveness of the zone*
- *Easy walking distance*
- *Safe pedestrian access*
- *Substantial public reserve*

What is the “State” of the High Density Residential Zone?

This report will take a “high-level” look, drawing on the vision and values for the zone as stated in the Plan, and will present information that may assist in testing whether the activity in the zone is moving toward, or away from that vision.

As stated above through “Issue: Development Pressure”, a key concern for the zone is whether the cumulative effect of developments will enhance or undermine the character and amenity of the zone. Please see Appendix 2: Issues, Objectives, Policies for the relevant excerpts from the District Plan.

The resource consent activity occurring in the zone has been compiled from Council’s NCS system, with data reported for the period of 1995 through to 1 February 2011, a 15 year period. This electronic system has not historically been used to provide data that can assist with understanding the quality of consent decisions, instead being focused on reporting the type of data. Further work in improving the quality of data in the system (some of which is underway) will improve the speed and efficiency for preparing reports such as this. At this time however, a lot of manual reviewing of consent files is required in order to understand what trends are emerging. There is significant scope for improving the efficiency of Council’s processes in this regard. Please keep in mind that this report documents resource consent activity only, and does not comment on the level of building consent activity that would have also occurred related to development in the zone.

What we are able to report is summarised as follows:

A total of 929 resource consents were processed over the 15 year period related to the Queenstown High Density Residential Zone. Of those, the pool was reduced by 123 to a pool of 806 by removing those for which there was insufficient information to determine the type of activity or status of the consent application. This pool of 806 was further reduced by 306 to a pool of 500 resource consents, by excluding those for designations, signs, Overseas Investment Certificates, and LPG bottle stations, as it was felt the issues they represent relate more to the consequence of consented activity rather than whether the zone is achieving its objectives.

Our analysis then focused on the pool of 500 consents, which represent development activity on 391 unique property addresses. The reader is encouraged to think of these as “Developments”. For example, the Kawarau Falls Station site is arguably one of the largest developments currently under construction in the High Density Residential Zone. It is treated as 1 development, yet it represents 78 resource consents.

Type of Activity

Development	252	50%
Alteration	123	25%
Change of Use	85	17%
Subdivision	32	6%
Variation	8	2%
Total Consents	500	

In the Type of Activity table above, the Kawarau Falls Station site represents 78 of the 252 consents for development. The small number of subdivision consents is not surprising for this zone, given that one subdivision consent may involve multiple units in a development.

The following table, for Use, indicates what the resource consent application indicates the development would be used for. For this and the following tables, we have delineated Residential uses into four categories; those which have a mix of Residential and Visitor Accommodation and those that are at different scales of residential activity (Small = 1-2 units; Medium = 3-9 units, and Large = over 10 units).

Use

Commercial	52	10%
Community	39	8%
Visitor Accommodation	121	24%
Residential & VA over 10 units	10	2%
Residential over 10 units	53	11%
Residential, 3-9 units	73	15%
Residential, 1-2 units	143	29%
Other (RC type not specified)	9	2%
TOTAL Consents	500	

In the Use table, by combining the Visitor Accommodation and Residential &VA lines, the total of this Use = 26%, as compared with the sum of the three Residential lines = 54%. Thus at first glance it would appear that there is more residential than visitor accommodation activity. However the small residential category, of 1-2 units alone is 29%, which perhaps indicates that the High Density Residential zone may in fact be generating a relatively low density of built form.

The following table for Decision Status now switches to the count of developments, not total consents. We make this switch here as it is helpful to understand what is happening on given development sites, rather than volume of consenting activity.

Decision Status	Properties	
Declined	5	1%
Withdrawn	31	8%
Expired	42	11%
Completed	245	64%
Granted & Underway	61	16%
Total Developments	384	

It is noteworthy that only 5 developments were declined consent. Given their small number we can look at them directly:

- Satellite dish, in 1996
- Change of use to Visitor Accommodation in 1997
- Early childhood education facility, in 2005
- Certificate of Compliance for VA activity in 2006 (subsequently applied for landuse consent)
- Earthworks consent for 9 residential units in 2006 (subsequently reapplied with modified application)

Further, another 31 developments withdrew their consent. If the development reapplied and was subsequently granted consent, it would show up under “Expired, Completed, or Underway”, so no developments should be double counted in this table.

Looking deeper into the Decision Status figures, the next 4 tables query what the activity is that is associated with the decision status.

Consent Application Withdrawn		
Commercial	5	16%
Community	1	3%
Visitor Accommodation	8	26%
Residential & VA over 10 units	2	6%
Residential over 10 units	5	16%
Residential, 3-9 units	5	16%
Residential, 1-2 units	5	16%
Total Developments	31	

Note: of the 8 Visitor Accommodation developments, 5 properties were for change of use from Residential to VA. When the Residential are added up, they represent the largest group at 15 developments, nearly half of the total developments. Were they withdrawn and resubmitted as Visitor Accommodation proposals? We do not have sufficient information from the data to answer that question.

Expired Consent

Commercial	3	7%
Community	4	10%
Visitor Accommodation	6	14%
Residential & VA over 10 units	3	7%
Residential over 10 units	11	26%
Residential, 3-9 units	5	12%
Residential, 1-2 units	10	24%
Total Developments	42	

From the above table of Expired Consents, again it is noteworthy that the sum of the Residential developments, at 26, is over half of those consents which were granted but have expired. There was a flurry of consent applications lodged in mid-2005 ahead of the October 2005 notification of Plan Changes 6, 8 and 10, which were designed to improve amenity in this zone (see Appendix 1 for background information). Further investigation can query whether this is the cause.

The following table, indicating the activity type of completed developments, is interesting for the number of Visitor Accommodation developments (which one would expect) but is also noteworthy for the high number (89) of small residential developments of 1-2 units.

Completed Developments

Commercial	14	6%
Community	14	6%
Visitor Accommodation	60	24%
Residential & VA over 10 units	2	1%
Residential over 10 units	23	9%
Residential, 3-9 units	43	18%
Residential, 1-2 units	89	36%
Total Developments	245	

Does this indicate that many property owners are interested in maintaining the relatively small scale of built form in the zone, rather than site amalgamation and redevelopment?

The following table, titled "Granted and Underway" represents those resource consent applications that may still result in completed development. They summarise data for consents coded as Active, Affected Party Approval, Dormant, and Further Information Requested.

Granted & Underway

Commercial	4	7%
Community	5	8%
Visitor Accommodation	10	16%
Residential & VA over 10 units	4	7%
Residential over 10 units	8	13%
Residential, 3-9 units	11	18%
Residential, 1-2 units	19	31%

The Visitor Accommodation line includes 90 consents, of which 78 represent Kawarau Falls Station consent modifications.

Trends

We have noticed that Thompson Street sites amalgamated for large-scale visitor accommodation development are now appearing back on the market as individual titles. This may indicate that a particular development proposal consented is unlikely to proceed if a new party purchases a title.

Although the number of consents for Residential activities are greater than those for Visitor Accommodation, they are predominantly for small (1-2 units) and medium-size (3-9 unit) developments. By contrast, most of the Visitor Accommodation applications are for large-scale developments.

Is this trend moving toward, or away from the objectives of the zone?

Issues for further consideration

How can the District Plan ensure that the community gets what it has expressed are its wants through the zone Objectives and Policies?

During the District Plan Review, it is recommended that:

1. Officers continue to query the resource consent data, and explore the questions raised;
2. Officers to conduct further investigation as to how the consenting process over the past 15 years would stack up through the Effectiveness, Efficiency, and Appropriateness tests described in Appendix 3.
3. Council build on the Urban Character Appraisal, to clearly articulate what outcomes can be expected for neighbourhoods & subzones in the HDR Zone;
4. Definitions be considered for the many terms used to describe the desired outcomes for the zone.
5. Engagement with the community be undertaken on a neighbourhood basis to confirm desired outcomes, and to understand the desired balance between residential and visitor accommodation uses
6. Council continue to research effectiveness of various tools that could improve achievement of the desired outcomes, including but not limited to:
 - a. plot ratio/floor area ratio to manage built floor area, rather than only site density, min lot size
 - b. How further statutory weight can be given to the process for achieving good urban design outcomes

- c. amendments that provide certainty to a proposal that achieves the desired built form outcomes, and limit uncertainty to proposals that do not achieve the outcomes
 - d. Align subdivision and resource consent density provisions to improve certainty of outcome
- 7. Investigation continue into the level of intensification occurring in the Low Density Residential Zones (as documented in 2009 monitoring report), and whether HDR zone rules could be altered to attract that development to the HDRZ
- 8. The District Plan-Section 7-Residential is reorganised such that the objectives, policies and rules pertaining to the HDR zone are clear and distinct from the LDR zone.
- 9. Further consideration be given to cumulative effect, and what the zone will achieve:
 - a. if the current rules continue with no changes
 - b. if changes are made
 - c. and which of these scenarios is more likely to occur

Appendix 1: The planning history of the High Density Residential Zones.

The Lakes – Queenstown Wakatipu Combined District Scheme (Pre 1995)

The Lakes – Queenstown Wakatipu Combined District Scheme (CDS) was made operative in November of 1980, prior to the implementation of the RMA 1991. The CDS applied land use zoning in the district and separated the Residential areas in to five different residential land-use zones.

Residential Zone 2 was zoned for High Density residential development in the central residential areas of Queenstown and Wanaka, and other appropriate locations. Residential Zone 5 relates to Visitor Accommodation and was established in those areas situated close to the commercial centre of Queenstown or to the main traffic routes.

Residential amenity was considered a reasonable standard of privacy, daylight and sunlight, with a view encouraging the comprehensive development of land in the zone. Generally this was achieved through building design controls (bulk and location), a mixture of appearance and landscape performance standards, predominant and conditional uses, and parking provisions.

In addition, within Residential Zone 5, in order to facilitate the aggregation of land, coverage requirements in certain circumstances could be relaxed as a means of incentive and active encouragement of comprehensive development. Ordinance 22.06 stated that *“where any site exceeds 1500m² in area, the maximum coverage permitted shall be increased to 50% and, where any site exceeds 2000m² in area, the maximum coverage shall be increased to 55%.”*

Notified Proposed District Plan (1995 – 1998)

In the Proposed District Plan notified in the 1995 (PDP 95) High Density rules were applied within the residential zone to create what is today the High Density Residential Zone.

The High Density Residential zone covered those areas of Wanaka and Queenstown and a small area of Frankton which were situated in close proximity to the respective (or proposed at the time) town centres. Concentrated visitor accommodation development was scheduled in the zone in order to protect those activities and the important contribution they make to the economic and social wellbeing of the community. The purpose of the zone in the PDP95 was to make provision for the continuation and establishment of higher density residential activity in recognition of the proximity of the areas to the town centres, entertainment, shopping facilities and the transport routes which provide a link to attractions elsewhere in the district

The high residential zone rules assessed residential amenity in the context of how applications for individual sites related to adjoining sites. The PDP95 now used activity status to differentiate between uses and their appropriateness within a specific zone and within defined areas. Zone standards set out maximum building coverage and site density within the High Density Residential area.

In the previous scheme, an entire zone and section of the plan was devoted to Visitor Accommodation. However, the treatment of Visitor Accommodation within the PDP95 sees it being included as a controlled activity within the HDRZ, in addition to being discretionary and non-complying in other zones. This version of the plan now sees Visitor Accommodation as compatible with high density residential activities and is therefore

permitted in the zone provided applications meet the site standards and have primary regard for residential amenity.

Proposed District Plan following decisions on submissions (1998 – 2001)

This change saw a marked change in structure and treatment of the different residential density zones and the rules that accompanied them. The objectives and policies within this version of the plan for the High Density residential zones sought to reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values.

In this plan, visitor accommodation was no longer a zone in its own right; it became a use within the HDR zones. The headings in the Residential-Section 7 of the District Plan were now written as “Residential and Visitor Accommodation”, which elevated visitor accommodation out of its status as a non-residential activity. Arguably it is in this timeframe where the complexity of the writing and organisation of Section 7- Residential occurred.

The current Planning regime (2001 – present)

In 2004 Council commissioned a “Residential Issues Study” which investigated a growing public concern with recent developments that were large in scale and utilised repetitive building elements that left many with the impression that they were out of scale with what Queenstown was meant to look like. The Study recommended a series of workstreams, which resulted in the following District Plan changes specific to the High Density Residential Zone (unless otherwise noted):

PC 6. Access Widths: Clarified how many units could be served with what size of access before full roading is required. (Operative 15 October 2009)

PC 7. Residential Flats: Clarified that the flat was to be smaller than the primary residential unit, and to avoid their use in creating multi-unit developments; applies in all zones including the HDRZ. (Operative 28 February 2008)

PC 8. Carparking: Amended the number of carparks required for visitor accommodation versus residential development, and improved flexibility when the site is near a transport route. (Operative 15 October 2009)

PC 10. Residential Amenity: Aimed to improve external amenity values of developments. (Operative 18 March 2010) Plan Change 10 made three primary changes:

1. it added objectives and policies, designed to protect and enhance the amenity values of the High Density Residential Zone.
2. it classified the existing High Density Residential zone into three different Sub-Zones,
3. it introduced the New Zealand Urban Design Protocol as the basis for assessment of residential amenity.

The plan change implemented urban design assessments by applying a Restricted Discretionary Activity status on buildings which contain more than three units, which triggers an urban design assessment of the proposal, in accordance with the Urban Design Protocol. Although not explicit in the plan, it facilitates the involvement of the Urban Design Panel, a non-statutory process set up and running in the District since 2006.

Appendix 2: Issues, Objectives, Policies

Following are the relevant excerpts from the District Plan, for the Issues, Objectives and Policies related to the High Density Residential Zone in Queenstown.

7.1.2 District Wide Residential Objectives and Policies

Objective 2 - Residential Form

- *A compact residential form readily distinguished from the rural environment which promotes the efficient use of existing services and infrastructure.*

Objective 3 - Residential Amenity

- *Pleasant living environments within which adverse effects are minimised while still providing the opportunity for community needs.*

7.1.3 High Density Residential Zones – District Wide

Issue: Development Pressure

Some visitor accommodation developments in the High Density Residential Zone are having a significant negative impact on the character and amenity of our neighbourhoods. Loss of the character and amenity values threaten the sustainable well being of our neighbourhoods and community.

High density neighbourhoods have a different character and generate different outcomes compared to low density neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments.

Objective 1 – Amenity Values

Sustainable residential communities and neighbourhoods that have high amenity values of a quality and character anticipated in a high density living environment.

Policies

1.1 To ensure development enables high density living and achieves the character and amenity values anticipated in a high density living zone by:

- 1.1.1 Improving the aesthetic appeal of the built environment.
- 1.1.2 Ensuring buildings integrate well with the neighbouring locality and provide visual connections with the surrounding built and natural environment.
- 1.1.3 Providing attractive pedestrian access ways and linkages and protecting those that currently exist.
- 1.1.4 Ensuring the maintenance of road setbacks that are free of structures.
- 1.1.5 Ensuring development is of a high architectural quality in accordance with good urban design principles.
- 1.1.6 Ensuring that open space is maintained between buildings on sites, and between neighbouring sites.
- 1.1.7 Encouraging the provision of underground car parking.

1.2 To avoid visually dominant buildings that overshadow public places, block views and degrade the built environment.

1.3 To enhance the attractiveness of the zone, including the streetscape, by:

- 1.3.1 Ensuring landscaped areas are provided in scale and proportion to the size of the building.
- 1.3.2 Encouraging the retention of existing vegetation where appropriate, especially established trees and native vegetation.

- 1.3.3 Ensuring the effects of developments are internalised to the site and do not detract from the amenities of neighbouring sites and roads.
- 1.4 To encourage a mix of housing types and sizes with variety in the number of bedrooms, that will support a flexible and sustainable reuse in the future, while recognising that the zoning anticipates large scale buildings and multi-unit developments in some areas capable of containing a wide mix of types and sizes.
- 1.5 To discourage the encroachment of large visitor accommodation developments into residential neighbourhoods.

Objective 2 – Multi-Unit Developments

Multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated where possible.

Policies

- 2.1 To ensure multi-unit developments are located within easy walking distance and promote safe pedestrian access, to all of the following:
 - 2.1.1 Existing or proposed shops offering a range of convenience goods and services.
 - 2.1.2 An existing or programmed public transport service.
 - 2.1.3 A substantial public reserve (or reserves) that provide a range of recreational opportunities.
- 2.2 To ensure that multi-unit developments are located in areas served by all of the following:
 - 2.2.1 Roads capable of handling increased traffic.
 - 2.2.2 Road frontage or nearby kerb-side areas having adequate visitor parking spaces.
 - 2.2.3 Community facilities.
 - 2.2.4 Essential public services such as water supply, wastewater and stormwater management, and refuse collection.
- 2.3 To ensure multi-unit developments are designed to achieve all of the following:
 - 2.3.1 Effectively incorporate existing significant vegetation and landforms.
 - 2.3.2 Effectively cater for traffic, parking and servicing.
 - 2.3.3 Mitigate any reverse sensitivity effects arising from the proximity of non-residential activities in the vicinity.
 - 2.3.4 Incorporate suitable crime prevention through environmental design techniques in their layout and methods of access.
- 2.4 To ensure multi-unit developments are located on sites that:
 - 2.4.1 Enable units to face or relate well to public streets.
 - 2.4.2 Relate to nearby properties and public areas in ways that facilitate the integration of the development into the neighbourhood.
- 2.5 To encourage multi-unit developments to be designed and built for occupancy by local residents and to encourage flexibility within multi-unit developments built for visitor accommodation so that they may readily be used for residential housing in the future, if so needed.

7.2.1 Queenstown Residential and Visitor Accommodation Areas. . . Resources, Activities and Values. . .High Density Residential Areas

Until recently these areas were characterised by a high density of single unit dwellings, interspersed with two or three level multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on the early tent settlements and underlying subdivision patterns reflect this with small lot sizes.

Redevelopments in the High Density Residential Zone are having a significant impact on the character, scale and density of the environment. These changes flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in residential neighbourhoods and visitor accommodation clusters that protect and enhance the amenity of both. Increasingly multi-unit developments are starting to dominate with maximum density being achieved by combining lots, major earthworks and the creation of large bulky buildings on more than four levels. Although the Zone is capable of absorbing some development of this size, it is not appropriate for every lot.

The Council recognises that there is a need to provide for high density accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones.

Different areas within the High Density Residential Zone have different characteristics in relation to location, topography, and existing character and density of built form. Much of the High Density Residential Zone is a zone of change where a significant change is anticipated as development takes place. The extent and nature of anticipated change varies in accordance with those differing characteristics. Therefore those differing characteristics are a starting point in determining the anticipated extent of change.

7.2.3 Objectives and Policies - Queenstown Residential and Visitor Accommodation Areas

Objectives –

- 1. Residential and visitor accommodation development of a scale, density and character, within sub zones which are separately identifiable by such characteristics such as location, topography, geology, access, sunlight or views.***
- 2. Residential development organised around neighbourhoods separate from areas of predominately visitor accommodation development. Provision for new consolidated residential areas at identified locations.***
- 3. Consolidation of high density accommodation development in appropriate areas.***
- 4. To recognise and provide for the non residential character of the Commercial Precinct overlay which is distinct from other parts of the High Density Residential Zone.***

Policies:

- 1** To protect the character and amenity of the residential environments by limiting the peripheral expansion of the residential areas and promoting consolidation of the residential community with the retention of easy access to the rural area and lakeshore.

- 2 To resist any peripheral extension of zoned residential areas which would undermine clear distinctions between the residential and rural areas and result in dispersed and uncoordinated residential growth patterns.
- 3 To enhance the general character of established residential environments in terms of density, height, access to sunlight, privacy and views.
- 4 To provide for higher density residential activity around the town centres and in new areas of residential development.
- 5 To encourage additional consolidated residential activity in the District.
- 6 To provide for a residential environment which allows a range of housing types, including care for the elderly and dependent relatives.
- 7 To provide for non-residential activities in residential areas providing they meet residential amenity standards and do not disrupt residential cohesion.
8. To ensure the scale and extent of any new Visitor Accommodation in residential areas does not compromise residential amenity values by adversely affecting or altering existing neighbourhood character.
9. To recognise and promote the particular role of health care and community activities in meeting the social needs of the local community.
10. To reinforce the character development within the Commercial Precinct Overlay through a greater emphasis on the quality and standard of non-residential building form, while recognising that this may be of a character and scale distinct from other areas of the High Density Residential Zone.

Implementation Methods

The objectives and associated policies will be implemented through:

i District Plan

- (a) Zone to enable a range of residential and visitor accommodation and non residential activity areas clearly delineated by zone and subzone boundaries and the commercial precinct overlay.

Explanation and Principal Reasons for Adoption

The policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. In addition, the policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The policies promote and enable high density development in appropriate locations.

The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values.

7.2.4 Environmental Results Anticipated

Implementation of the policies and methods for management relating to the established residential areas will result in:

- i Maintenance of the general character and scale of existing residential areas with sites being dominated by open space rather than buildings, providing the opportunity for tree and garden planting around buildings.
- ii Existing residential activity characterised by low building coverage and building height, but with opportunity for variety in building design and style.
- iii Maintenance of a residential environment which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy.
- iv Maintenance of the opportunities for views consistent with the erection of low density, low height buildings.
- v The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual distraction, traffic and on-street parking congestion, traffic safety and other hazards.
- vi Residential coherence except in circumstances of established non-residential uses or where a local need prevails for non-residential activities ancillary to the surrounding residential environment.
- vii Maintenance of water quality and availability for residential and other activities.
- viii New residential areas providing for higher density living environments with good integration of open space, aspect, circulation and regard for energy efficiency and convenience to facilities.
- ix Protection of the major visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand.
- x The provision of high density development adjacent to Queenstown Town Centre.
- xi Achieving an appropriate balance between retention of existing character and providing for new development in areas of change.

Appendix 3: What is District Plan monitoring?

The RMA requires that three aspects of the District Plan are assessed, with the findings used to inform the process of reviewing the District Plan. With respect to the Plan's objectives, policies and methods, these aspects are:

1. District Plan Effectiveness
2. District Plan Efficiency
3. District Plan Appropriateness

District Plan Effectiveness monitoring requires the Council to compare what is actually occurring under the District Plan provisions with the intentions of the Plan (as expressed through its objectives). This involves first identifying what the plan is trying to achieve for the High Density zones, and to then track how well it is achieving these objectives. Once an understanding of how well the objectives are being met, the next consideration is identify to what extent this can be attributed to the District Plan policies and rules and to what extent 'outside' influences may be affecting the ability of the Plan to achieve its objectives. For example, market demand for specific types of residential property.

Plan Efficiency monitoring refers to comparing the costs of administering the High Density residential provisions incurred by applicants, the Council and other parties compared to the outcomes or benefits achieved. It is noted here that determining what level of costs are acceptable is generally a subjective judgement and, as such, it is difficult to reach definitive conclusions.

Evaluating District Plan Appropriateness is the final aspect of District Plan monitoring. This relates to assessing how appropriate the Plan's objectives and policies are with regard to achieving the purpose of the Act and the function of the Council.