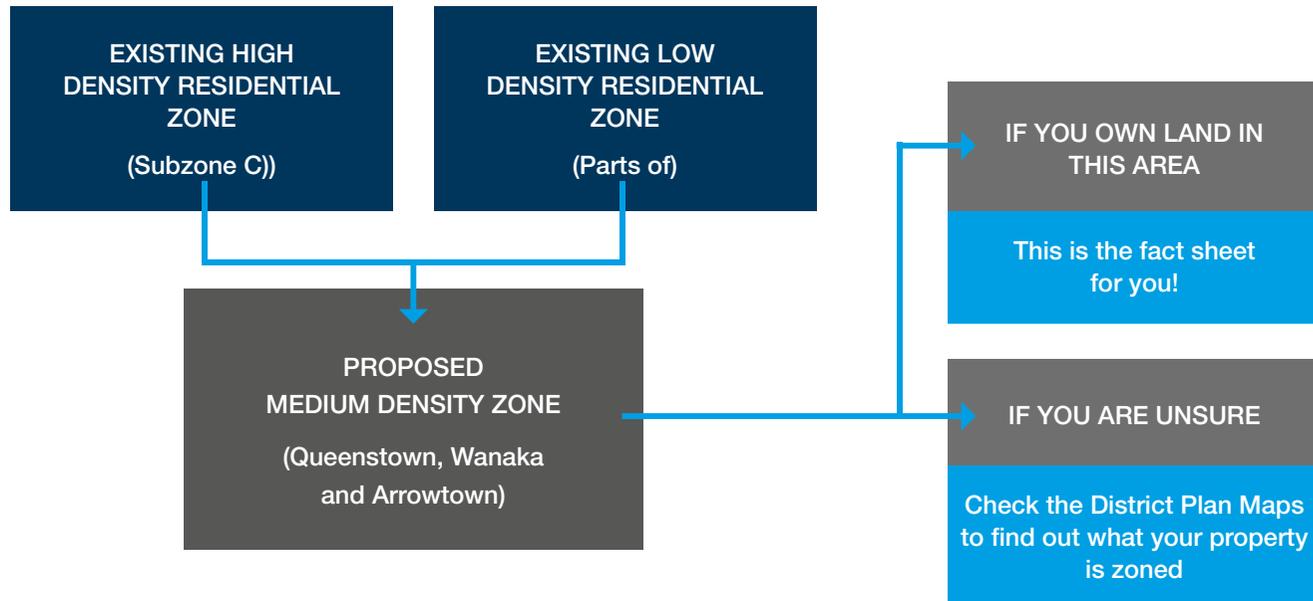


# Medium Density Residential (MDR) Zone

**The Medium Density Residential Zone is a new zone proposed in Queenstown, Wanaka and Arrowtown, made up of parts of the existing high and low density residential zones.**

It will allow for increased housing density to a scale of 1 residential unit per 250m<sup>2</sup>, but with no density limit where Homestar certification of a proposed development can be demonstrated.



The proposed zone will enable a greater diversity of smaller and energy efficient housing options in locations that are close to services and amenities. To make the process of housing development easier, proposals for three or fewer residential units per site is permitted without resource consent in Queenstown, Frankton and Wanaka.

In Arrowtown, all multi-unit proposals will require land use consent to ensure any new development is in line with the Arrowtown Design Guidelines.

Some aspects of the Medium Density Residential Zone are outlined below. Please read the full provisions to better understand how the changes might affect you or your property.

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## Urban design

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High quality and more sustainable urban design solutions will be encouraged. Incentives are available for developments that can be designed to achieve a Homestar™ certification rating of 6 or higher (Refer below for more information about Homestar™).

Anticipated housing types include terrace housing, semi-detached housing and detached townhouses. A typical domestic height limit of two storeys will apply, although three storey buildings may be possible on a limited number of sloping sites where amenity effects can be mitigated by recession planes and setbacks.

The following urban design principles will require consideration:

- Connection with the street
- Sensitive height and scale
- Inclusion of landscaping to soften built forms
- Integration with natural features
- Water and energy sensitive design
- Opportunities for warmer and healthier living
- Adequate protection of sunlight and privacy

Development in the zone must also

take account of any design guide or urban design strategy applicable to the area, for example the Arrowtown Design Guidelines 2006.

**THE IMAGES BELOW AND ON THE NEXT PAGE  
ILLUSTRATE THE TYPES OF BUILT FORMS THAT MAY  
BE POSSIBLE WITHIN THE ZONE**





Interface through windows, variation in building form and materials.



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## What is Homestar™ and will it be expensive?

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Homestar™ is an environmental and energy efficiency rating system that can be used for both new and existing homes. It is recognised by the New Zealand Green Building Council ([www.homestar.org.nz/](http://www.homestar.org.nz/)).

The provisions of the Medium Density Residential Zone provide density and non-notification incentives to encourage more sustainable and energy efficient design in accordance with a Homestar™ rating of 6 or more. Homestar™ designs will improve the comfort and overall affordability of housing.

It is recognised that Homestar™ certified design will add some upfront development costs, however these are likely to be minor relative to the current Building Code standards. An independent study undertaken in Auckland notes that the achievement of a Homestar™ rating of 6 for a typical 3 bedroom house adds \$6,500 to construction costs, but that this cost is recovered via savings of approximately \$729 per year in energy, water use and wastewater efficiencies<sup>1</sup>. The Green Building Council has advised that in Queenstown the extra cost per dwelling is likely to be about \$4000. Reduced costs in Queenstown are associated with differences in minimum building code standards which, for example, already require double glazing and insulation.

Therefore, the additional costs of Homestar™ design are returned to future owners through savings on utility bills; and to the developer through a greater achievable development yield and faster consent processing associated with having no density limits and achieving non-notification. Additional benefits are likely to be realised through increases to resale values and lifestyle savings associated with healthier and warmer homes.

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## Sunset clause

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Recent community feedback suggested the use of a sunset clause to limit landbanking, which currently affects housing supply and affordability. To incentivise timely development within the zone, a sunset clause has been applied to the Homestar™ density and non-notification incentives where these provisions would expire after five years.

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## Amenity considerations

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Although the proposed zone is intended to provide for more housing, it must be balanced with the protection of important things like sunlight and privacy. The provisions include design controls, shading controls, height limits, setbacks and maximum site coverage rules to help provide adequate protection of amenity values.

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<sup>1</sup> New Zealand Green Building Council, The Value and Affordability of Homestar, [www.nzgbc.org.nz/](http://www.nzgbc.org.nz/); Homestar Case Study Cost Benefit Analysis, eCubud Building Workshop Ltd, March 2013.

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## Wanaka Transition Area

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The Wanaka Transition Area applies to a specific area of the Medium Density Zone adjoining the Wanaka Town Centre. This area acknowledges the current existence of commercial uses and provides for the managed extension of the Wanaka Town Centre and its integration with adjoining residential zoned land.

In this area, commercial activities are permitted, however buildings will require consent as a Restricted Discretionary activity for assessment of design and built form.

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## Visitor Accommodation

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Recent projections indicate strong growth in tourism over coming years. More accommodation will be required for the growing numbers of visitors and the transient workforce. Changes to Visitor Accommodation (VA) rules are proposed relating to the number of nights a property is used for VA and the potential effects on amenity and permanent rental supply.

The types of visitor accommodation most relevant to the proposed Medium Density Zone include B&B's, Homestays and the commercial letting of a residential flat. Refer to the separate Visitor Accommodation Fact Sheet to get into more detail.

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## Want to get into more detail?

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Visit [www.qldc.govt.nz/  
proposed-district-plan](http://www.qldc.govt.nz/proposed-district-plan) to read the full provisions or a range of other resources.