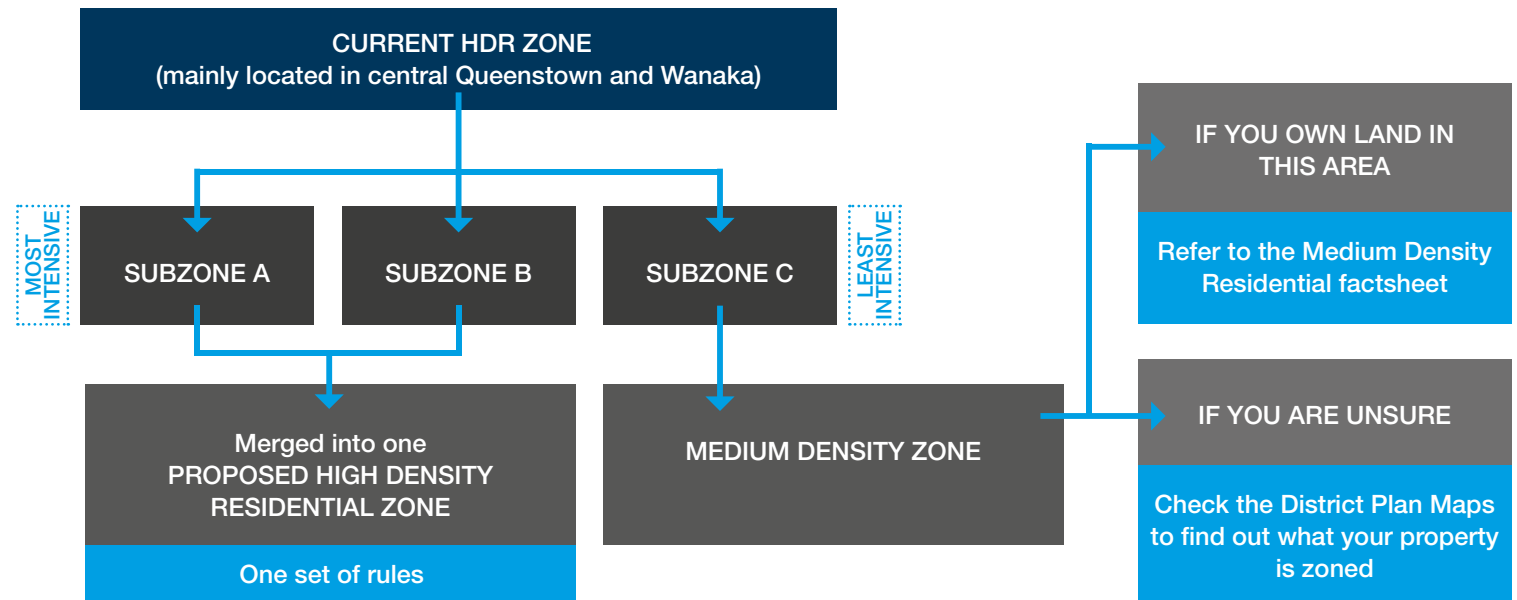


High Density Residential (HDR) Zone

Currently, the HDR zone is mainly located in central Queenstown and Wanaka and broken into 3 subzones known as A, B and C. Subzone A is the most intensive and C is the least intensive.

In the Proposed District Plan, the areas currently zoned as Subzone C will become part of a new Medium Density Zone in Queenstown and Wanaka. If you own land in this area, please refer to the Medium Density Residential factsheet to understand what's being proposed. If you're unsure, please check the District Plan Maps to find out what your property is zoned.

Subzones A and B are being merged into one High Density Residential zone with one set of rules.



What are we trying to achieve with the HDR zone?

Overall, we want to promote greater density in these areas, subject to a range of standards.

Projections for the district indicate strong future economic and population growth. This presents both opportunities and challenges.

We'll need a lot more centrally located hotels and motels, as well as apartments and townhouses. This kind of development, especially if designed and executed well, can help support the economy and overall vitality of town centres and the district as a whole. It can also help minimise development of countryside and urban sprawl.

The Operative District Plan has objectives and policies that seek greater density, however many of the rules are very restrictive and make achieving this difficult.

The proposed provisions are trying to address this. They're designed to be more enabling, while still retaining

balanced protection of important things like sunlight, and privacy. It is important to note that they won't guarantee full protection of all current amenity values – there needs to be balance between amenity values and community needs.

We want to see development that is well designed, warm and dry, and follows good urban design principles.

HERE ARE SOME EXAMPLES OF WELL DESIGNED, HIGH DENSITY DEVELOPMENT



What are the key changes?

Some of the main proposed changes are outlined below. There are many other changes that vary in significance. We encourage you to read the proposed High Density provisions to understand all changes.

FLAT SITES¹

- In Queenstown only, maximum building height increases from 2 to 4 storeys. However, complying 3-4 storey development will only be achievable on larger sites, minimising impacts on neighbours by internalising impacts.
- Maximum building height for Wanaka is 8m.

- Also subject to a Floor Area Ratio rule, controlling the amount of floor area allowed relative to the land area. This means a four storey building would need site coverage much lower than the 70% maximum site coverage provided for in the zone. For example, a four storey development that had the same floor area on each storey would need to cover a maximum of 50% of the site area.
- A less restrictive approach to shading controls is proposed. Existing rules are 2.5m and 25 degrees, proposed rules are 2.5m and 45 degrees on all boundaries except for northern boundaries where a rule of 2.5m and 55 degrees applies. The rules do not apply on street boundaries.

A four storey building would require a bigger development site (existing large site, or 2 to 3 amalgamated sites) to comply with recession planes (shading controls - shown in green below)²



A 4 storey building would not likely comply with shading controls (shown in green below) on standard single site



¹ A flat site is defined as having a slope less steep than a gradient of 1 in 9.5 or 6%.

² Important note: the images are not designed to show the form of building or design sought, but rather are conceptual and designed to provide a high level indication of the rules. The proposed provisions seek well designed buildings where the mass of buildings is broken down through building variation, materials etc as shown in images on page 1.

SLOPING SITES³

- Greater flexibility applied to building height limits in both Queenstown and Wanaka. Although the permitted height remains 7m above ground level, you may be able to build to 10m above ground level (as a restricted discretionary activity).

However any proposal to build to 10m must minimise impacts on neighbours relative to a complying 7m building (eg. by setting additional storey back from boundary, or where the development site is bigger and the building can be set well back from common boundaries) See the images below for an example.

- Existing side yard controls remain (2m).
- Lack of recession plane controls remain.

A 10m building set slightly further back from boundary and with third storey setback, is a potentially acceptable option (conceptually)

A 10m high building 2m off boundary which generates unacceptable shading / dominance impacts on neighbouring property



RESIDENTIAL FLATS

- A clearer definition is proposed that also allows for detached residential flats (not currently anticipated in the Operative District Plan).
- Introduces a maximum floor area limit of 70 square metres.

COMMERCIAL ACTIVITIES

- Proposed to be non-complying, and are generally discouraged. However, there may be potential for some commercial activities that generate limited impacts.

Want to get into more detail?

Visit www.qldc.govt.nz/proposed-district-plan to read the full provisions or a range of other resources.

Please note: The HDR zone in the Gorge Road area is excluded from Stage 1 of the review, and will be addressed further from late 2016.

³ A sloping site is defined as having a slope greater than 1 in 9.5 or 6%.

² Important note: the images are not designed to show the form of building or design sought, but rather are conceptual and designed to provide a high level indication of the rules. The proposed provisions seek well designed buildings where the mass of buildings is broken down through building variation, materials etc as shown in images on page 1.