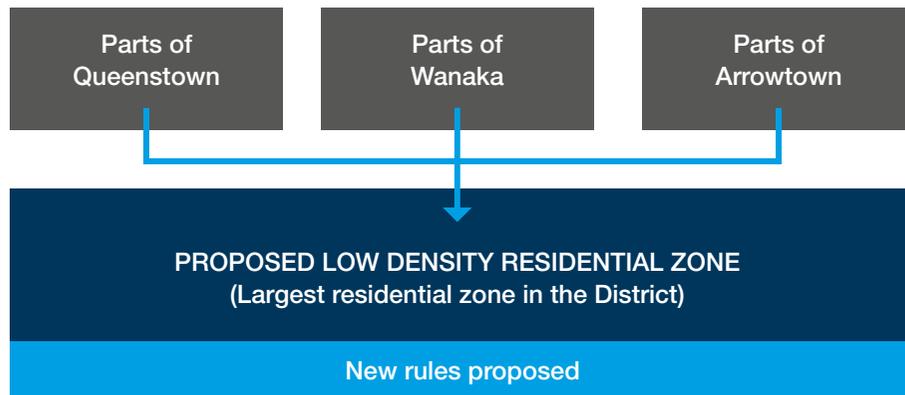


Low Density Residential (LDR) Zone

The Low Density Residential Zone is one of the largest residential zones in the District. It covers parts of Queenstown, Wanaka and Arrowtown and has traditionally provided for lower density forms of housing near the fringes of main urban centres.

The zone remains within the Proposed District Plan however new rules are proposed to provide for limited increased density to help address the housing issues in the District.



What are we trying to achieve?

Overall, we are trying to allow for infill development in the low density residential zone, to help address housing demand.

Projections for the District indicate strong tourism and population growth. Growth is not a new issue for this District. But as the population grows, we need to manage it in a way that can protect and enhance the qualities that make this area special.

At the same time, the District Plan should also allow enough housing to be built to accommodate the increasing numbers of people who wish to live here, either permanently or temporarily. To meet anticipated housing demand and protect our landscapes, more density will be needed within the existing urban areas of Queenstown, Wanaka and Arrowtown. This includes the Low Density Residential Zone.

The Proposed Low Density Residential Zone will generally remain lower density than other areas closer to town centres. However, the proposed rules will allow some change over time

to support limited increased density through sensitive infill development such as residential flats.

Infill development will be gradual, and will provide opportunities for more diverse and affordable housing options for people at various life stages. However it must still be balanced with the protection of important things like sunlight access and privacy.

To address immediate housing and accommodation shortages while the District Plan review progresses, QLDC will be making an application to the Environment Court to seek immediate legal effect of some rules of the Proposed Low Density Residential Chapter for residential units and flats. If this application is approved, new housing may be able to be considered under the new rules, but applications will still need to be considered against the Operative District Plan.

What has changed?

Under the current District Plan greater density is possible on larger sites, however in many cases the current rules make minor infill development difficult to achieve.

The Proposed Low Density Residential Zone retains the general principles of the Operative District Plan, but makes it easier for low impact residential and visitor accommodation activities to occur.

The zone will allow for some more housing but controls like maximum building height and recession planes will apply to ensure reasonable amenity protection.

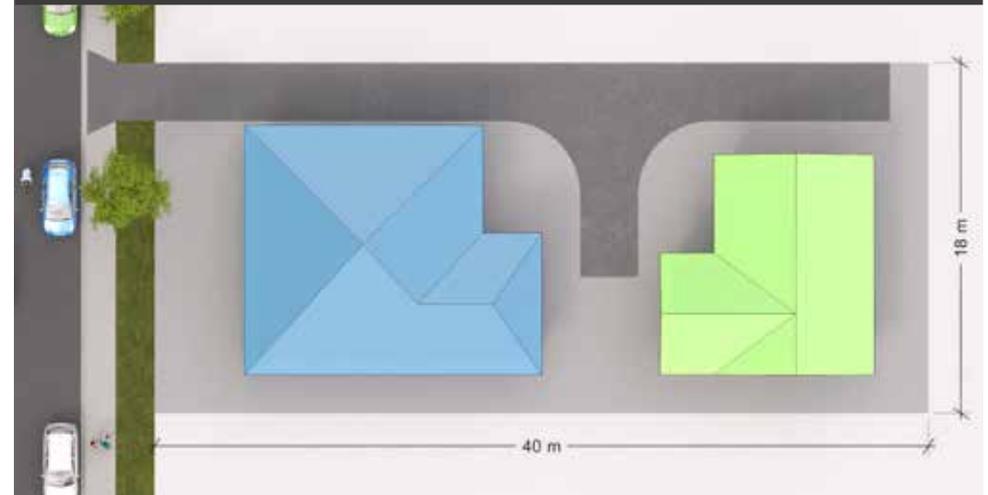
Some of the proposed changes under the Proposed Low Density Zone are outlined below. However we encourage you to read the full Low Density provisions to understand all changes that may affect you or your property.

DENSITY

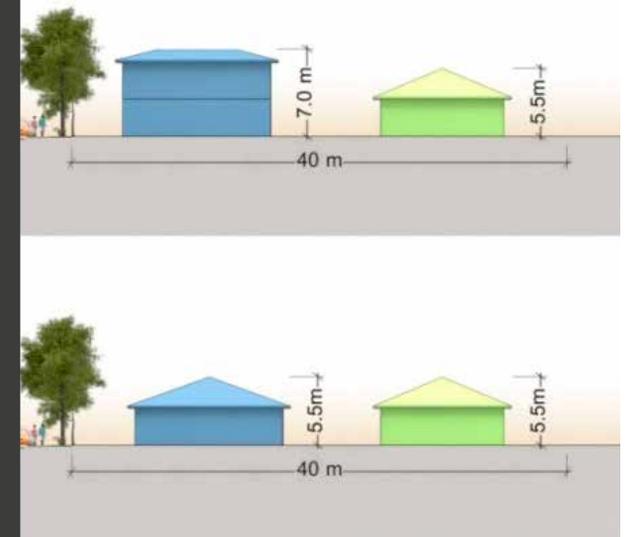
Density increases from 1 residential unit per 450m² (current plan), to 1 residential unit per 300m² (proposed plan).

This will allow greater opportunities for infill development on sites between 600m² to 900m². However under the proposed rules, where a site is less than 900m², building height for any new building will be limited to 5.5m to ensure adequate sunlight access and privacy of adjoining properties.

The image below shows a possible infill development layout on a 720m² site. The blue represents an existing dwelling, and the green a new building.



The image to the right provides an example of how the proposed building height rules may be applied for infill development on sites less than 900m² (Refer Proposed Rule 7.5.1 and 7.5.2). The blue represents an existing dwelling, and the green a new building.



DWELLINGS

As under the Operative District Plan, you'll still be able to build without needing resource consent, subject to the rules on site coverage, height and setbacks. However under the proposed rules, there will be increased opportunities for more density:

- up to 2 dwellings or units per site outside of Arrowtown (as a permitted activity)
- 2 or more dwellings or units per site in Arrowtown, and 3 or more units per site in all other areas. (as a restricted discretionary activity).

RESIDENTIAL FLATS

Residential flats provide an alternative housing solution for temporary visitors, the elderly, or simply as a more affordable housing option for people wishing to downsize.

Residential flats will remain a Permitted Activity. Proposed changes include:

- simplification of the definition of residential flat
- 70 square metre floor area (upper limit permitted)
- greater flexibility for flats to be detached.

To simplify the requirements, reduce barriers to development and costs, operative requirements for outdoor

living space have been removed, and minimum parking requirements no longer apply for residential flats having only 1 bedroom.

RECESSION PLANES

The proposed rules apply a less restrictive approach to shading controls than the operative District Plan, which vary depending on geographical aspect.

Existing rules are 2.5m and 25 degrees. Proposed rules are 2.5m and 35 degrees on the southern boundary, 45 degrees on the western and eastern boundaries; and 55 degrees on the northern boundary. Recession planes would not apply on street boundaries or adjoining a reserve or Town Centre Zone.

HEIGHT

Height limits remain generally the same as the operative Low Density Residential Zone, with a minor increase in height allowance in Arrowtown.

ZONING

New areas have been added to the zone in Wanaka and Lake Hayes Estate – refer to the Planning Maps for more detail.

SUBDIVISION

The minimum lot size has been reduced to 450m² (proposed) in all locations. However, no minimum lot size applies for subdivision where a complying infill development has been demonstrated through a Certificate of Compliance or Resource Consent.

This will reduce development costs for individual landowners by allowing subdivision to occur before the building of a house/unit, where all other site design controls can be met. A maximum site density of 1 unit per 300m² will still apply. Refer to the Subdivision Chapter (Chapter 27) for more detail on the subdivision rules.

VISITOR ACCOMMODATION

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 Low 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.

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.