



Variation to the Large Lot Residential A Zone

The Large Lot Residential A Zone is located in Wānaka, at Lake Hāwea Township, and in Queenstown adjacent to SH6/Ladies Mile.

Most of the land zoned Large Lot Residential A in the Proposed District Plan was previously zoned Rural Residential in the Operative District Plan. The majority of these areas have been subdivided and developed under the previous Rural Residential zoning so that many properties are 4000m² in area, with established houses.

The Large Lot Residential A Zone generally provides for a density of one residence every 2000m² to provide for a more efficient development pattern to utilise the Council's water

and wastewater services, while maintaining opportunities for a variety of housing options, landscaping and open space.

The Large Lot Residential A rules have been in effect since 2018, and in that time the processing of resource consent applications by Council has identified that the subdivision of sites from 4000m² (developed under the operative regime) to 2000m² are often being processed as a non-complying activity, primarily because the net area requirement is not being met.

The net area requirement requires that shared accesses and rights of way are not included as part of the net area calculation. As a result, many subdivision proposals are not achieving the required 2000m² net area, and the majority of proposals to subdivide are non-complying activities.

Council considers that subdivision applications to create sites that achieve 2000m² area should not be processed as a non-complying activity, and has undertaken a variation to the Proposed District Plan rules to more readily facilitate subdivision of existing 4000m² properties. Amendments are also proposed to a policy to clarify that colour controls apply to the Large Lot B Zone, located on Mt Iron.

THE VARIATION PROPOSES THE FOLLOWING AMENDMENTS:

Subdivision and Development Chapter 27 rule 27.6.1 so that the net area requirement is 1500m², but that an average area of 2000m² must be achieved.

Chapter 11 Large Lot Residential Zone rule 11.5.9 to permit one residential unit per site, and that any additional residential units per site must achieve a net area of 2000m².

Policy 11.2.1.2 of the Large Lot Residential Zone to clarify that the requirement for colour controls applies only to the Large Lot Residential B Zone, located on Mt Iron in Wānaka.