

# District Plan Review

## What do you think?

**Q** Should Low Density Residential minimum lot size be reduced to 450m<sup>2</sup>?

Yes  No

**Q** Are there any other issues we should consider?

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**Q** Do you have any other thoughts or comments relating to the management of the Residential Zone?

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Name \_\_\_\_\_

Email \_\_\_\_\_

Address \_\_\_\_\_

## Please send your comments to:

Policy & Planning  
Queenstown Lakes District Council  
Private Bag 50072, Queenstown 9348

Email [services@qldc.govt.nz](mailto:services@qldc.govt.nz)

Call us on 03 441 0499

Or comment online at  
[www.qldc.govt.nz/district\\_plan\\_review](http://www.qldc.govt.nz/district_plan_review)

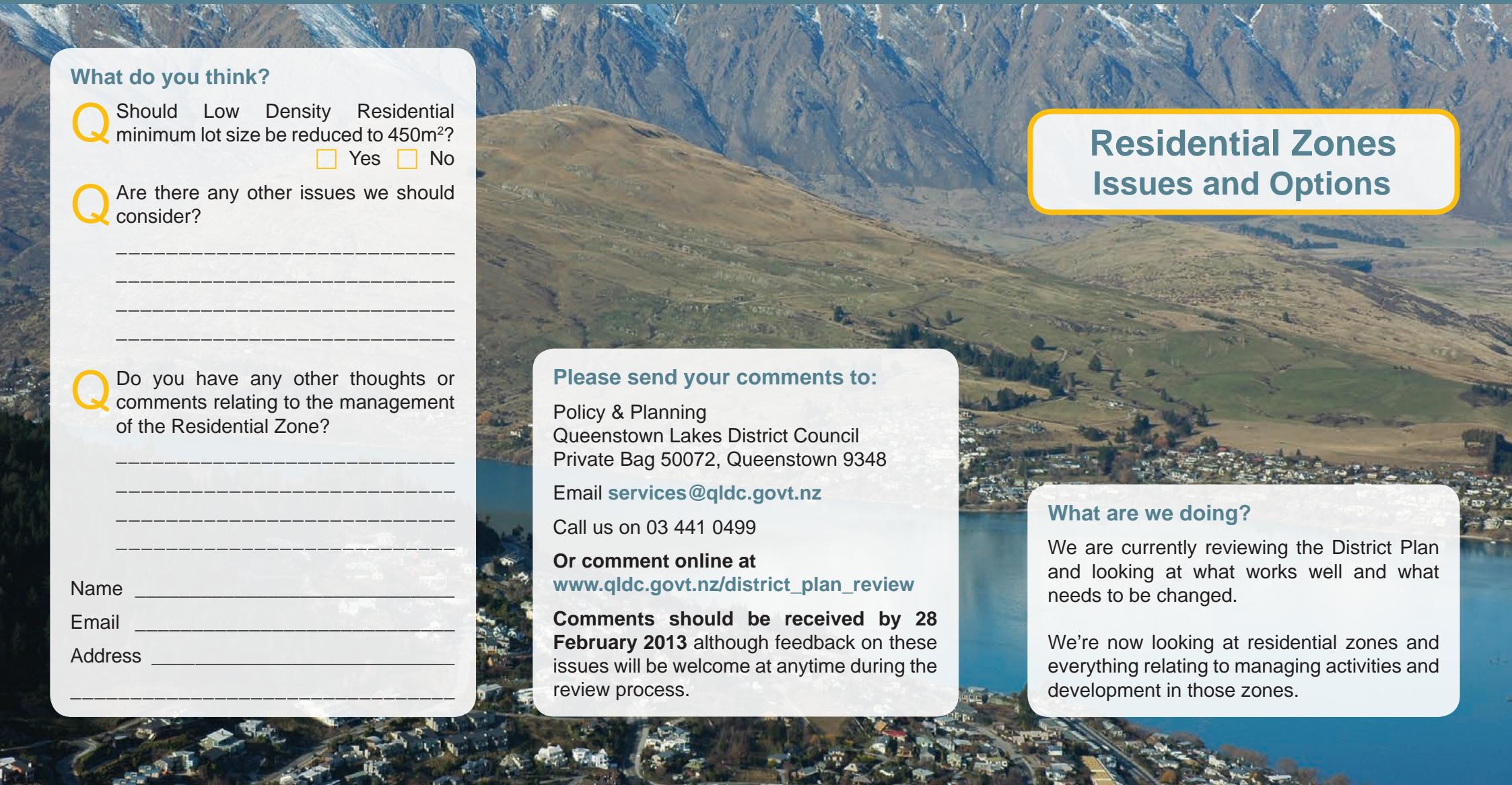
**Comments should be received by 28 February 2013** although feedback on these issues will be welcome at anytime during the review process.

## Residential Zones Issues and Options

## What are we doing?

We are currently reviewing the District Plan and looking at what works well and what needs to be changed.

We're now looking at residential zones and everything relating to managing activities and development in those zones.



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## The Current Situation

The majority of people living in the District live in a Residential Zone, with each different type of residential zone and sub zone having different objectives, policies and rules. The main zones are

- Low Density Residential, which allows for fewer dwellings while retaining character and residential amenity.
- High Density Residential, which provides for higher numbers of dwellings designed in accordance with urban design best practice.

In many cases, dwellings can be constructed in residential zones without a resource consent. The various rules and standards in the District Plan outline when resource consent is required.

## Proposed Changes

We've looked at issues around residential zones and we think the following changes should be considered:

- 1 Amending the minimum lot size for Low Density Residential lots from 600m<sup>2</sup> to 450m<sup>2</sup> to allow us to use the land that we have more efficiently.

- 2 Altering bulk and location provisions such as setbacks, fence heights and garage location to ensure development aligns with best practice (see pictures below).
- 3 Changing recession plane rules to align with many other areas in New Zealand which will essentially allow buildings on flat sites to be higher towards the site's northern boundary. This allows more flexibility with house design and promotes the seamless installation of solar panels on north facing roofs.
- 4 Improving the structure of the residential section of the plan by including simple activity tables to clarify when resource consent is required. Increase clarity and useability by changing confusing rules and amending any known errors.
- 5 Making amendments to allow more focussed and robust assessment of design and locations of Comprehensive Residential Developments.
- 6 Reviewing the Visitor Accommodation provisions to ensure that effects on neighbourhood unity or sense of community are assessed.
- 7 Changing the rules around residential flats including limiting their size to ensure flats continue to exhibit characteristics of flats rather than larger residential units.

