

Appendix 1. Recommended Revised Chapter

LOW DENSITY RESIDENTIAL 7

Key:

Recommend changes to notified chapter are shown in underlined text for additions and ~~strike through text~~ for deletions. Appendix 1 to s42A report, dated 14 September 2016.

Blue strikethrough and underline for amendments which relate to Variation 1 – Arrowtown Design Guidelines

Note: The provisions relating to Visitor Accommodation, which were withdrawn from the PDP by resolution of Council on 23 October 2015, are not shown in this Revised Chapter.

7 Low Density Residential

7.1 Zone Purpose

The Low Density Residential Zone is the largest residential zone in the District. The District Plan includes low density zoning that is within identified urban growth boundaries, and includes land that has already been substantively developed, as well as areas that will continue to be developed over time.

Fundamentally the zone provides for traditional suburban densities and housing forms. Houses will typically be detached and set on sections between 450 and 1000 square metres in area. However, the zone will also support some increased density, whether through smaller scale and low rise infill development, or larger comprehensively designed proposals, to provide more diverse and affordable housing options.

Community activities and facilities are anticipated in the zone provided adverse effects can be suitably addressed, as these activities are often best located within the residential communities they serve. Home occupations are also provided for.

Comment [AL1]: 678 & 524

Commercial activities are generally discouraged, however may be accommodated where necessary to address a demonstrated local need provided residential amenity is not compromised.

Pursuant to Section 86(b)(3) of the RMA, Rule 7.5.14 has immediate legal effect.

7.2 Objectives and Policies

7.2.1 Objective - The zone Development provides for a low density residential living environment within the District's urban areas, with high amenity values for residents, adjoining sites and the street.

Comment [AL2]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

Policies

7.2.1.1 Ensure low density zoning and development is located in areas that are well serviced by public infrastructure, and is designed in a manner consistent with the capacity of infrastructure networks.

Comment [AL3]: Panel's 4th Procedural Minute

7.2.1.2 Require an intensity of ~~The zone is suburban in character and provides for a low density housing development that is sympathetic to the existing built character of predominantly one on larger urban allotments primarily comprising dwellings residential units up to two storeys in height.~~

Comment [AL4]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

7.2.2 Objective – Ensure protection of amenity values in recognition of the zone's lower intensity character, whilst providing for subtle and low impact change.

Comment [AL5]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

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Policies

~~7.2.2.1 Enable residential development on allotments of a size consistent with a low density character, which are typically larger than 450 square metres, but enable infill development at a higher density where it is low scale and discrete, and relates well to existing land use.~~

~~7.2.2.2-7.2.1.3 Ensure the Apply height, building coverage, and bulk and location of development controls as the primary means of retaining maintains the lower intensity character of the zone and ensuring protection of amenity values in terms of privacy, access to sunlight, views, and impacts arising from building dominance.~~

7.2.3-7.2.2 Objective – Development of Allow higher housing 'gentle density'ies than typical in the zone occurs where provided that it retains a low-rise built form, and responds appropriately and sensitively to the context and character of the locality and does not occur within the Queenstown Airport Air Noise Boundary or Outer Control Boundary.

Comment [AL6]: 208

Comment [AL7]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

Comment [AL8]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

Comment [AL9]: 433

Policies

~~7.2.3-7.2.2.1 Ensure any higher 'gentle density' residential development is planned and designed to fit well within its immediate context, paying particular attention to the way the development:~~

- ~~• Manages dominance effects Relates to on neighbouring properties, through employing measures such as larger setbacks, sensitive building orientation and design, use of articulation and landscaping to mitigate dominance and privacy impacts~~
- ~~• Achieves a reasonable level of privacy for the subject site and neighbouring residential units through the application of setbacks, offsetting of habitable windows or other appropriate screening methods~~
- ~~• Avoids large continuous building facades that are not articulated or broken down into smaller elements~~
- ~~• Provides street activation through connection between front doors and the street where possible.~~

Comment [AL10]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

Comment [AL11]: 383

Comment [AL12]: 383

Comment [AL13]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

Comment [AL14]: Clarification given that infill housing in backyards is anticipated which will not be able to do this.

Comment [AL15]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

Comment [AL16]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

Comment [AL17]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

~~7.2.3.2-7.2.2.2 Ensure Landscaped areas shall be are well designed and integrated into the design of developments, providing high amenity spaces for recreation and enjoyment, with particular regard to the street frontage of developments.~~

~~7.2.3.3 Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.~~

7.2.4 Objective – Allow low-rise, discrete infill housing as a means of providing a more diverse and affordable housing stock.

Policies

~~7.2.4.1-7.2.2.3 Require that the height of development does not Provide for compact, low-rise infill housing that does not fundamentally compromise the integrity of the zone's low density character and amenity values.~~

~~7.2.2.4 Encourage development which promotes diversity and affordable residential accommodation.~~

Comment [AL18]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

7.2.53 Objective - In Arrowtown residential development responds sensitively to the town's character

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Policies

7.2.5.1-7.2.3.1 ~~Require D~~ development to be is of a form that is sympathetic to the character of Arrowtown, including its building design, scale, layout and building form in accordance with the Arrowtown Design Guidelines ~~2006~~ 2016.

Comment [AL19]: Panel's 4th Procedural Minute

7.2.5.2 Flat roofed housing forms are avoided.

7.2.5.3 ~~Provide for infill housing development~~ that responds sensitively to the existing character of the area.

Comment [AL20]: Panel's 4th Procedural Minute

7.2.64 **Objective - ~~Provide for C~~community activities and facilities that are generally best located in a residential environment close to residents where adverse effects on residential amenity are managed.**

Comment [AL21]: 678 & 524

Comment [AL22]: Panel's 4th Procedural Minute

Policies

7.2.6.1-7.2.4.1 Enable the establishment of community ~~facilities and~~ activities where adverse effects on residential amenity values such as noise, traffic, lighting, glare and visual impact can be avoided or mitigated.

Comment [AL23]: 678 & 524

7.2.6.2-7.2.4.2 Ensure any community ~~activities uses~~ occur in areas which are capable of accommodating traffic, parking and servicing to a level which maintains residential amenity.

Comment [AL24]: 678 & 524

7.2.6.3-7.2.4.3 Ensure any community ~~activities uses or facilities~~ are of a design, scale and appearance compatible with a residential context.

Comment [AL25]: 678 & 524

7.2.7 **7.2.5 Objective - ~~Ensure d~~Development efficiently utilises existing infrastructure and minimises impacts on infrastructure and roading networks.**

Comment [AL26]: Panel's 4th Procedural Minute

Policies

7.2.7.1-7.2.5.1 ~~Ensure A~~ access and parking is located and designed to optimise efficiency and safety and minimise impacts to on-street parking.

Comment [AL27]: Panel's 4th Procedural Minute

7.2.7.2-7.2.5.2 ~~Ensure D~~ development is designed consistent with the capacity of existing infrastructure networks and seeks low impact approaches to storm water management and efficient use of potable water supply.

Comment [AL28]: Panel's 4th Procedural Minute

7.2.7.3-7.2.5.3 ~~Integrate D~~ development is integrated with all transport networks, and improves connections to, public transport services and active transport networks (tracks, trails, walkways and cycleways).

Comment [AL29]: Panel's 4th Procedural Minute

Comment [AL30]: 719

7.2.9 **7.2.6 Objective - ~~Generally discourage c~~Commercial development is discouraged except when it is small scale and generates minimal amenity impacts.**

Comment [SG31]: Renumbering result of withdrawal of Visitor Accommodation provisions and other deleted provisions shown above.

Policies

7.2.9.1-7.2.6.1 ~~Provide for C~~commercial activities that directly serve the day-to-day needs of local residents, or enhance social connection and vibrancy of the residential environment ~~may be supported,~~ provided these do not undermine residential amenity or the viability of a nearby centre.

Comment [AL32]: Panel's 4th Procedural Minute

Comment [AL33]: Panel's 4th Procedural Minute

7.2.9.2-7.2.6.2 Ensure any commercial development is low scale and intensity (~~100m² or less gross floor area~~) and does not adversely affect the local transport network and the availability of on-street parking.

Comment [AL34]: 269

7.2.9.3-7.2.6.3 ~~Ensure that the noise effects from C~~commercial activities ~~that generate adverse noise effects are compatible with the surrounding not supported in the residential environment and do not detract from residential amenity.~~

Comment [AL35]: 269

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~~7.2.9.4-7.2.6.4~~ Ensure any commercial development is of a design, scale and appearance compatible with its surrounding residential context.

~~7.2.10-7.2.7~~ **Objective - Ensure Residential amenity is maintained through pleasant living environments within which adverse effects are minimised while still providing the opportunity for community needs**

Comment [AL36]: Panel's 4th Procedural Minute

~~7.2.10.1-7.2.7.1~~ Require, as necessary, mechanical ventilation of any Critical Listening Environment within new buildings and any alterations and additions to existing buildings that containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary.

Comment [AL37]: 1340

Comment [AL38]: 433

~~7.2.10.2-7.2.7.2~~ Require, as necessary, sound insulation and mechanical ventilation for any Critical Listening Environment within any new buildings and any alterations and additions to existing buildings that containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.

Comment [AL39]: 1340

Comment [AL40]: 433

~~7.2.7.3~~ Require, as necessary, all new and altered buildings for activities sensitive to road noise located within 80m of the State Highway are designed to provide protection from sleep disturbance and maintain appropriate amenity.

Comment [AL41]: 719

7.3 Other Provisions and Rules

7.3.1 District Wide

Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 <u>Operative DP</u>)	25 Earthworks (22 <u>Operative DP</u>)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 <u>Operative DP</u>)
30 Utilities and Renewable Energy	31 Hazardous Substances (16 <u>Operative DP</u>)	32 Protected Trees
33 Indigenous Vegetation	34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings
36 Noise	37 Designations	Planning Maps

7.3.2 Clarification

7.3.2.1 A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules.

7.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the Non-Compliance Status column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

7.3.2.3 Development resulting in more than one (1) residential unit per lot shall show each residential unit contained within the net area. For the purposes of this rule net area means an area of land shown on a plan with defined boundaries (legally defined or otherwise), less any area for shared access or any strip of land less than 6m in width.

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7.3.2.4 The following abbreviations are used within this Chapter.

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

7.4 Rules - Activities

	Activities located in the Low Density Residential Zone	Activity status
7.4.1	Activities which are not listed in this table	NC
7.4.2	Informal airports for emergency landings, rescues and fire fighting	P
7.4.3	Airports not otherwise defined	PR
7.4.4	Building Restriction Area Where a building restriction area is shown on the District Plan Maps, no building shall be located within the restricted area.	NC
7.4.5	Bulk material storage Outdoor Storage	PR
7.4.6	Commercial activities	NC
7.4.7	Commercial recreation	D
7.4.8	Community facilities and/or activities	D
7.4.9	Dwelling, Residential Unit, Residential Flat 7.4.9.1 One (1) per site in Arrowtown. 7.4.9.2 For all other locations, two (2) or less per site. <u>7.4.9.1 Development of no greater than one residential unit per 450m² net site area, except within the following areas:</u> (a) <u>The Queenstown Heights Overlay Area where the maximum site density shall be one residential unit per 1500m² net site area.</u> Note – Additional rates and development contributions may apply for multiple units located on one site.	P
7.4.10	Dwelling, Residential Unit, Residential Flat 7.4.10.1 Two (2) or more per site in Arrowtown. 7.4.10.2 For all other locations, three (3) or more per site. <u>7.4.10.1 Development of no greater than one residential unit per 300m² net site area, except within the following areas:</u> (a) <u>Site located within the Queenstown Heights Overlay Area.</u> (b) <u>Sites located within the Air Noise Boundary or located between the</u>	RD

Comment [AL42]: No submissions on this but bulk material storage is not defined in Chapter 2. Outdoor Storage is though.

Comment [AL43]: 678 & 524

Comment [AL44]: 836

Comment [AL45]: 383, 166

Comment [AL46]: 836

Comment [AL47]: 383, 166

Comment [AL48]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

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	Activities located in the Low Density Residential Zone	Activity status
	<p><u>Air Noise Boundary and Outer Control Boundary of Queenstown Airport.</u></p> <p><u>Control Discretion</u> is restricted reserved to all of the following:</p> <ul style="list-style-type: none"> • The location, external appearance, site layout and design of buildings and fences • <u>The extent to which How the design advances housing diversity and promotes sustainability either through construction methods, design or function</u> • <u>Privacy for the subject site and neighbouring residential units</u> • <u>In Arrowtown, the extent to which the development responds positively to consistency with Arrowtown's character, utilising the Arrowtown Design Guidelines 2006 2016 as a guide</u> • <u>The extent to which the development positively addresses the s Street activation</u> • <u>Building dominance The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm</u> • <u>Parking and access: safety, and efficiency and impacts to on-street parking and neighbours</u> • <u>Design and integration of landscaping The extent to which landscaped areas are well integrated into the design of the development and contribute meaningfully to visual amenity and streetscape, including the use of small trees, shrubs or hedges that will reach at least 1.8m in height upon maturity.</u> • <u>Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated¹.</u> <p>Note – Additional rates and development contributions may apply for multiple units located on one site.</p>	
7.4.11	Dwelling, Residential Unit, Residential Flat that is more than one (1) per site and located within the Air Noise Boundary of the Queenstown Airport.	NC
7.4.12	Factory Farming	PR

Comment [AL49]: 24, 35, 36, 43, 141, FS1340

Comment [AL50]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

Comment [AL51]: 238

Comment [AL52]: Re-phrasing all matters of discretion to be matters of discretion rather than assessment matters

Comment [AL53]: 383

Comment [AL54]: Re-phrasing all matters of discretion to be matters of discretion rather than assessment matters

Comment [AL55]: 485, 834, 555, 24, 35, 36, 43, 141

¹ Policies that guide the assessment of proposals on land affected by natural hazards are located in Chapter 28.

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	Activities located in the Low Density Residential Zone	Activity status
7.4.13	Fish or meat processing	PR
7.4.14	Forestry	PR
7.4.15	<p>Home occupation where:</p> <p>7.4.15.1 No more than one full time equivalent person from outside the household shall be employed in the home occupation activity.</p> <p>7.4.15.2 The maximum number of vehicle trips* shall be:</p> <p style="margin-left: 20px;">a. Heavy Vehicles: none permitted</p> <p style="margin-left: 20px;">b. other vehicles: 10 per day.</p> <p>7.4.15.3 Maximum net floor area of 60m².</p> <p>7.4.15.4 Activities and the storage of materials shall be indoors.</p> <p>*A vehicle trip is two movements, generally to and from a site.</p>	P
7.4.16	Home occupation not otherwise identified	D
7.4.17	Retirement village	D
7.4.19 <u>7.4.18</u>	Manufacturing and/or product assembling activities	PR
7.4.20 <u>7.4.19</u>	Mining	PR
7.4.23 <u>7.4.20</u>	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building.	PR
7.4.24 <u>7.4.21</u>	Any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR

Comment [SG56]: Renumbering in table result of withdrawal of Visitor Accommodation provisions.

7.5 Rules - Standards

	Standards for activities in the Low Density Residential Zone	Non-compliance status
7.5.1	<p>Building Height (for flat sites)</p> <p>7.5.1.1 Wanaka: A maximum of 7 metres.</p> <p>7.5.1.2 Arrowtown: A maximum of 6.5 metres.</p>	NC

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	Standards for activities in the Low Density Residential Zone	Non-compliance status
	<p>7.5.1.3 All other locations: A maximum of 8 metres.</p> <p>7.5.1.4 Despite the above, where a site is less than 900 square metres in area and more than one (1) residential unit is proposed per site, the following height provisions apply:</p> <p>a. Where residential units are proposed in addition to an existing dwelling, then the additional residential unit/s shall not exceed 5.5m in height</p> <p>b. Where no dwellings exist on the site, or where an existing dwelling is being demolished to provide for two or more new residential units, then all proposed residential units shall not exceed 5.5m in height.</p> <p>c. Items (a) and (b) above do not apply where a second residential unit is being created within or attached to an existing dwelling which is taller than 5.5m.</p> <p>d. Items (a) and (b) above do not apply in Queenstown where the site was created in a separate Certificate of Title as at 10 October 1995 and no residential unit has been built on the site (then the maximum height limit shall be 8 metres).</p> <p>Notes:</p> <ul style="list-style-type: none"> • Refer to Definition for interpretation of building height. • Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. Flat sites are where the ground slope is equal to or less than 6 degrees (i.e equal to or less than 1 in 9.5). 	
7.5.2	<p>Building Height (for sloping sites)</p> <p>7.5.2.1 Arrowtown: A maximum of 6 metres.</p> <p>7.5.2.2 In all other locations: A maximum of 7 metres.</p> <p>7.5.2.3 Despite the above, where a site is less than 900 square metres in area and more than one (1) residential unit is proposed per site, the following height provisions apply:</p> <p>a. Where residential units are proposed in addition to an existing dwelling, then the additional residential unit/s shall not exceed 5.5m in height</p> <p>b. Where no dwellings exist on the site, or where an existing dwelling is being demolished to provide for two or more new residential units, then all proposed residential units shall not exceed 5.5m in height.</p> <p>c. Items (a) and (b) above do not apply where a second residential unit is being created within or attached to an existing dwelling which is taller than 5.5m.</p> <p>d. Items (a) and (b) above do not apply in Queenstown where the site was created in a separate Certificate of Title as at 10 October 1995 and no residential unit has</p>	NC

Comment [AL57]: 203

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	Standards for activities in the Low Density Residential Zone	Non-compliance status
	<p style="text-align: center;">been built on the site (then the maximum height limit shall be 8 metres).</p> <p>Notes:</p> <ul style="list-style-type: none"> Refer to Definition for interpretation of building height. Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. Sloping sites are where the ground slope is greater than 6 degrees (i.e greater than 1 in 9.5). 	
7.5.3	<p><u>In addition to Rules 7.5.1 and 7.5.2, where a site is less than 900 square metres in area and more than one (1) residential unit is proposed per site, the following height provisions apply:</u></p> <ol style="list-style-type: none"> <u>Where residential units are proposed in addition to an existing dwelling residential unit, then the additional residential unit/s shall not exceed 5.5m in height</u> <u>Where no dwellings residential units exist on the site, or where an existing dwelling residential unit is being demolished one residential unit to provide for two or more new residential units, then all proposed residential units shall not exceed 5.5m in height.</u> <u>Items (a) and (b) above do not apply where a second residential unit is being created within or attached to an existing dwelling residential unit which is taller than 5.5m.</u> <u>Items (a) and (b) above do not apply in Queenstown where the site was created in a separate Certificate of Title as at 10 October 1995 and no residential unit has been built on the site (then the maximum height limit shall be 8 metres).</u> 	NC-D
7.5.3-7.5.4	<p>Airport Noise – Queenstown Airport (excluding any non-critical listening environments) within the Air Noise Boundary (ANB)</p> <p>New Buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours.</p> <p>Compliance shall be demonstrated by either adhering to the sound insulation requirements in Table 4 of Chapter 36 and installation of mechanical ventilation to achieve the requirements in Table 5 36.6.3 of Chapter 36, or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</p> <p>Note – Refer to the Definitions for a list of activities sensitive to aircraft noise (ASAN)</p>	NC
7.5.4-7.5.5	<p>Airport Noise – Queenstown Airport (excluding any non-critical listening environments) between the Outer Control Boundary (OCB)</p>	NC

Comment [AL58]: 203

Comment [AL66]: 203

Comment [AL67]: 203

Comment [AL59]: 836

Comment [AL60]: 836

Comment [AL61]: 836

Comment [AL62]: 836

Comment [AL63]: 836

Comment [AL64]: 836

Comment [AL65]: 836

Comment [AL68]: 1340

Comment [AL69]: Consequential amendment as a result of Ruth Evan's recommended change to Chapter 36

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	Standards for activities in the Low Density Residential Zone	Non-compliance status
	<p>and the Air Noise Boundary (ANB)</p> <p>New Buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours.</p> <p>Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 4 of Chapter 36 or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</p>	
7.5.5-7.5.6	<p>Building Coverage</p> <p>A maximum of 40%.</p>	D
7.5.6	<p>Density</p> <p>The maximum site density shall be one residential unit or dwelling per 300m² net site area, except for:</p> <ul style="list-style-type: none"> • the Queenstown Heights Overlay Area where the maximum site density shall be one residential unit or dwelling per 1500m² net site area. 	NC
7.5.7	<p>Landscaped permeable surface coverage</p> <p>At least 30% of the site area shall comprise landscaped (permeable) surface.</p>	NC
7.5.8	<p>Recession plane (applicable to flat sites only, and <u>for including accessory buildings on flat and sloping sites</u>)</p> <p>7.5.8.1 Northern Boundary: 2.5m and 55 degrees.</p> <p>7.5.8.2 Western, and Eastern Boundaries: 2.5m and 45 degrees.</p> <p>7.5.8.3 Southern Boundary: 2.5m and 35 degrees.</p> <p>7.5.8.4 Gable end roofs may penetrate the building recession plane by no more than one third of the gable height .</p> <p>7.5.8.5 Recession planes do not apply to site boundaries adjoining a Town Centre Zone, or fronting a road, or a park or reserve.</p> <p>Note: Refer to Definition for detail of the interpretation of recession planes.</p>	NC
7.5.9	<p>Minimum Boundary Setbacks</p> <p>7.5.9.1 Road boundary: 4.5m</p> <p>7.5.9.2 Side and rear All other boundaries: 2.0m</p> <p>Exceptions to boundary setbacks:</p> <ul style="list-style-type: none"> • Accessory buildings for residential activities may be located within the side and rear boundary set back distances, where they 	D

Comment [AL70]: 1340

Comment [AL71]: All submissions in support and in opposition to increased density – see footnotes 3 and 4 in S42A report

Comment [AL72]: 383

Comment [AL73]: Consequential amendment to be consistent with wording within the MDRZ and HDRZ

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	Standards for activities in the Low Density Residential Zone	Non-compliance status
	<p>do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and comply with rules for Building Height and Recession Plane</p> <ul style="list-style-type: none"> Any building may encroach into a setback by up to 1m for an area no greater than 6m² provided the component of the building infringing the setback has no windows or openings. Eaves may be located up to 0.6m into the minimum road, side and rear boundary setbacks 	
7.5.10	<p>Building Separation Within Sites</p> <p>For detached residential units on the same section, a minimum separation distance of 6.4m within the development site applies.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> The extent to which site characteristics including the presence and positioning of existing buildings and vegetation, limits the ability to achieve compliance The extent to which the infringement enables better outcomes for overall amenity than would be achieved with a complying proposal The extent to which the design of the dwellings with particular regard to the location of windows and doors, limits the potential for adverse effects on privacy between dwellings. <p>(Note this rule does not apply to attached dwellings residential units).</p>	RD-D
7.5.11	<p>Continuous Building Length</p> <p>The continuous length of any building facade above one-storey ground floor level shall not exceed 16m.</p> <p>Where a proposal exceeds this length, discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> The extent to which variation in the form of the building including the use of projections and recessed building elements, varied roof form, and varied materials and textures, reduces the potential dominance of the building. The extent to which topography or landscaping mitigates any dominance impacts. The extent to which the height of the building influences the dominance of the building in association with the continuous building length. Building design, materials and appearance 	RD
7.5.12	<p>Waste and Recycling Storage Space</p> <p>7.5.12.1 Residential activities shall provide, as a minimum, space for a 120 litre residential wheelie bin and 240 litres recycling wheelie bin per residential unit.</p>	NC

Comment [AL74]: 238

Comment [AL75]: 166, FS1202

Comment [AL79]: 166, 389, 391, 238

Comment [AL76]: 166, 389, 391, 238

Comment [AL77]: 166, 389, 391, 238

Comment [AL78]: 836

Comment [AL80]: 238, 166

Comment [AL81]: Converting assessment matters into matters of discretion. Aligns with those proposed for MDRZ

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	Standards for activities in the Low Density Residential Zone	Non-compliance status
	7.5.12.2 All developments shall suitably screen waste and recycling storage space from the a road or public space, in keeping with the building development or, provide space within the development that can be easily accessed by waste and recycling collections.	
7.5.13	<p>Glare</p> <p>7.5.13.1 All exterior lighting shall be directed away from the adjacent sites and roads, and downward to limit the effects on the night sky.</p> <p>7.5.13.2 No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site.</p>	NC
7.5.14	<p>Setback of buildings from water bodies</p> <p>The minimum setback of any building from the bed of a river, lake or wetland shall be 7 m.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • indigenous biodiversity values • Visual amenity values • Landscape character • Open space and the interaction of the development with the water body • Environmental protection measures (including landscaping and stormwater management) • Whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the location of the building. 	RD
7.5.15	<p>Parking – Residential Flat</p> <p>There shall be no minimum parking requirements for a Residential Flat having no more than 1 bedroom.</p>	N/A
7.5.15	<p>Road Noise – State Highway</p> <p><u>Any new residential buildings, or buildings containing activities sensitive to road noise, located within:</u></p> <ul style="list-style-type: none"> • <u>80 metres of the road boundary of a State Highway that has a speed limit of 70km/h or greater, or</u> • <u>40 metres of the road boundary of a State Highway that has a speed limit of less than 70km/h</u> <p><u>Shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed 40 dB L_{Aeq(24h)} for all habitable spaces including bedrooms</u></p>	NC

Comment [AL82]: 166

Comment [AL83]: 719

LOW DENSITY RESIDENTIAL 7

	Standards for activities in the Low Density Residential Zone	Non-compliance status
7.5.16	<p><u>Height Restrictions along Frankton Road</u></p> <p><u>No building or building element on the south side of Frankton Road (SH6A) shall rise above the nearest point of the roadway centreline. This Rule applies to those properties from Cecil Road (Paper Road) to, and including, Lot 1 DP 12665.</u></p> <p><u>Discretion is restricted to all of the following:</u></p> <ul style="list-style-type: none"> • <u>Views from Frankton Road over Lake Wakatipu and to the Remarkables.</u> 	RD

Comment [AL84]: 208

7.6 Non-Notification of Applications

7.6.1 Applications for Controlled activities shall not require the written consent of other persons and shall not be notified or limited-notified.

7.6.2 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:

7.6.2.1 Residential development units pursuant to 7.4.10, except where direct access on to or off a State Highway is sought where New Zealand Transport Agency will be notified.

Comment [AL85]: 836

Comment [AL86]: 719

LOW DENSITY RESIDENTIAL 7

Chapter 2 - Definitions

Activity Sensitive To Aircraft Noise (ASAN) / Activities sensitive to road noise	Means any residential activity, visitor accommodation activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with any educational facility, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.	Comment [AL87]: 719
Community Activity	Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes schools <u>education activities</u> , hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres, government and local government offices.	Comment [AL88]: 524
Dwelling	See definition of RESIDENTIAL UNIT.	Comment [AL89]: 836
Educational Facility	Means land and/or buildings used for the provisions of regular instruction or training and includes their ancillary administrative, cultural and commercial facilities.	Comment [AL90]: 524
Education Activity	<u>Means the use of land and buildings for the primary purpose of regular instruction or training including early childhood education, primary, intermediate and secondary schools, tertiary education and including ancillary administrative, cultural, recreational, health, social and medical services (including dental clinics and sick bays) and commercial facilities.</u>	Comment [AL91]: 524
Residential Flat	<p>Means a residential activity that comprises a self-contained flat that is ancillary to a residential unit and meets all of the following criteria:</p> <ul style="list-style-type: none"> • Has a total floor area not exceeding 70m², and 150m² in the Rural Zone and Rural Lifestyle Zone, not including the floor area of any garage or carport; • contains no more than one kitchen facility; • is limited to one residential flat per residential unit; and • is situated on the same site and held in the same ownership as the residential unit, but may be leased to another party. <p><u>Advice</u> Notes:</p> <ul style="list-style-type: none"> • A proposal that fails to meet any of the above criteria will be considered as a residential unit. • Development contributions and additional rates apply. 	Comment [AL92]: 497 (wording from Rural Right of Reply)
Residential Unit	Means a residential activity (including a dwelling) which consists of a single self contained household unit, whether of one or more persons, and includes accessory buildings. Where more than one kitchen and/or laundry facility is provided on the site, other than a kitchen and/or laundry facility in a residential flat, there shall be deemed to be more than one residential unit.	Comment [AL95]: 836