

7 LOWER DENSITY SUBURBAN RESIDENTIAL



QUEENSTOWN
LAKES DISTRICT
COUNCIL

7.1

Zone Purpose

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

Fundamentally the zone provides for both traditional and modern suburban densities and housing forms. Houses will typically be one to two storeys in height, detached and set on sites between 450 and 1000 square metres in area. In addition, and to help meet the needs of the community, the zone also enables increased density by allowing sites down to 300 square metres in area and larger comprehensively designed developments. In addition, non-subdividable residential flats that can be occupied by an independent household are enabled. The overall range of net household densities (including residential flats) could be as high as 1 unit per 150 square metres or as low as 1 unit per 1,000 square metres (or even less). The zone will help to provide a more diverse and affordable housing stock within the District.

Community activities 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.

Commercial activities are generally not anticipated other than those that are residential-compatible and small-scale, however may be accommodated where necessary to address a demonstrated local need provided residential amenity is not compromised.

7.2

Objectives and Policies

- 7.2.1 **Objective** - Development within the zone provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone.
- Policies
- 7.2.1.1 Ensure the zone and any development within it is located in areas that are well serviced by public infrastructure, and is designed in a manner consistent with the capacity of infrastructure networks.
 - 7.2.1.2 Encourage an intensity of development that maximises the efficient use of the land in a way that is compatible with the scale and character of existing suburban residential development, and maintains suburban residential amenity values including predominantly detached building forms, and predominantly one to two storey building heights.
 - 7.2.1.3 Ensure that the height, bulk and location of development maintains the suburban-intensity character of the zone, and maintains the amenity values enjoyed by users of neighbouring properties, in particular, privacy and access to sunlight.
 - 7.2.1.4 Require, as necessary, all new buildings, relocated buildings and additions and alterations to existing buildings that contain an Activity Sensitive to Road Noise located adjacent to a State Highway to be designed to maintain internal residential amenity values and, in particular provide protection to sleeping occupants from road noise.

7.2.2 **Objective** - Development is limited within the Queenstown Airport Air Noise Boundary and Outer Control Boundary in recognition of the severe amenity (noise) constraints now and also likely in the foreseeable future as a result of its increasing intensity of operation and use.

- Policies
- 7.2.2.1 Discourage the creation of any new sites or infill development for Activities Sensitive to Aircraft Noise within the Air Noise Boundary and between the Air Noise Boundary and the Outer Control Boundary on land around Queenstown Airport.
 - 7.2.2.2 Require, as necessary, mechanical ventilation of any Critical Listening Environment within new buildings, relocated buildings, and any alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary.
 - 7.2.2.3 Require, as necessary, sound insulation and mechanical ventilation of any Critical Listening Environment within new buildings, relocated buildings, and any alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.
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7.2.3 **Objective** - Encourage higher density development where it responds sensitively to the context and character of the locality and is designed to maintain local amenity values.

- Policies
- 7.2.3.1 Encourage densities higher than 1:450 square metres per residential unit where this is designed to fit well with the immediate context, with particular significance attached to the way the development:
 - a. manages dominance effects on neighbours through measures such as deeper setbacks, sensitive building orientation and design, use of building articulation and landscaping;
 - b. achieves a reasonable level of privacy between neighbours through measures such as deeper boundary setbacks, offsetting habitable room windows that face each other, or the use of screening devices or landscaping;
 - c. provides activation of streets through the placement of doors, windows and openings that face the street.
 - 7.2.3.2 Limit building height on sites smaller than 900 square metres that are proposed to be developed for two or more principal units (i.e. excluding residential flats) so as to mitigate a reduction in spaciousness around and between buildings that otherwise forms part of suburban residential amenity values.
 - 7.2.3.3 Encourage landscaped areas to be well-designed and integrated into the development layout and design, providing high amenity spaces for recreation and enjoyment, having particular regard to the visual amenity of streets and street frontages.

7.2.4 **Objective** - Residential development in Arrowtown compatible with the town's existing character.

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| Policies | 7.2.4.1 | Ensure development, including infill housing, community activities and commercial development is of a form that is compatible with the existing character of Arrowtown, guided by the Arrowtown Design Guidelines 2016, with particular regard given to: <ul style="list-style-type: none">a. building design and form;b. scale, layout and relationship of buildings to the street frontage(s);c. materials and landscape response(s). |
| | 7.2.4.2 | Avoid flat roofed dwellings in Arrowtown. |
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7.2.5 **Objective** - Community activities serving the needs of people within the zone locate within the zone on sites where adverse effects are compatible with residential amenity values.

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| Policies | 7.2.5.1 | Enable the establishment of community activities where adverse effects on residential amenity values including noise, traffic, lighting, glare and visual impact can be avoided or mitigated. |
| | 7.2.5.2 | Ensure any community activities occur in areas which are capable of accommodating traffic, parking and servicing to a level which maintains residential amenity values. |
| | 7.2.5.3 | Ensure any community activities are of a design, scale and appearance compatible with a residential context. |
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7.2.6 **Objective** - Development efficiently utilises existing infrastructure and minimises impacts on infrastructure networks.

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| Policies | 7.2.6.1 | Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimises impacts on on-street vehicle parking. |
| | 7.2.6.2 | Ensure development is designed consistent with the capacity of existing infrastructure networks and, where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water. |
| | 7.2.6.3 | Integrate development with all transport networks and in particular, and where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways). |

7.2.7 Objective - Commercial development in the zone is small scale and generates minimal amenity value impacts.

- Policies
- 7.2.7.1 Provide commercial activities, including home occupation activities, that directly serve the day-to-day needs of local residents, or enhance social connection and vibrancy of the residential environment, provided these do not undermine residential amenity values or the viability of any nearby centre.
 - 7.2.7.2 Ensure that any commercial development is of low scale and intensity, and does not undermine the local transport network or availability of on-street vehicle parking for non-commercial use.
 - 7.2.7.3 Ensure that the noise effects from commercial activities are compatible with the surrounding environment and residential amenity values.
 - 7.2.7.4 Ensure that commercial development is of a design, scale and appearance that is compatible with its surrounding residential context.

7.3 Other Provisions and Rules

7.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1	Introduction	2	Definitions	3	Strategic Direction
4	Urban Development	5	Tangata Whenua	6	Landscapes and Rural Character
25	Earthworks	26	Historic Heritage	27	Subdivision
28	Natural Hazards	29	Transport	30	Energy and Utilities
31	Signs	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 Interpreting and Applying the Rules

- 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, otherwise a resource consent will be required.
- 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.
- 7.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.
- 7.3.2.4 Proposals for development resulting in more than one (1) residential unit per site shall demonstrate that each residential unit is fully contained within the identified net area for each unit.
- 7.3.2.5 Each residential unit may include a single residential flat and any other accessory buildings.
- 7.3.2.6 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 Lower Density Suburban Residential Zone	Activity Status
7.4.1	Home occupations	P
7.4.2	Informal airports for emergency landings, rescues and fire fighting	P
7.4.3	Residential units, where the density of development does not exceed one residential unit per 450m ² net area	P
7.4.4		
7.4.5		

	Activities located in the Lower Density Suburban Residential Zone	Activity Status
7.4.6	<p>Commercial activities – 100m² or less gross floor area</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. benefits of the commercial activity in servicing the day-to-day needs of local residents; b. hours of operation; c. parking, traffic and access; d. noise; e. design, scale and appearance; f. in Arrowtown, consistency with Arrowtown’s character, as described within the Arrowtown Design Guidelines 2016; and g. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: <ol style="list-style-type: none"> i. the nature and degree of risk the hazard(s) pose to people and property; ii. whether the proposal will alter the risk to any site; and iii. the extent to which such risk can be avoided or sufficiently mitigated. 	RD
7.4.7	<p>Residential Units, where the density of development exceeds one residential unit per 450m² net area but does not exceed one residential unit per 300m² net area, excluding sites located within the Air Noise Boundary or located between the Air Noise Boundary and Outer Control Boundary of Queenstown Airport.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. how the design advances housing diversity and promotes sustainability either through construction methods, design or function; b. privacy for occupants of the subject site and neighbouring sites; c. in Arrowtown, consistency with Arrowtown’s character, as described within the Arrowtown Design Guidelines 2016; d. street activation; e. building dominance; f. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; g. design and integration of landscaping; i. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: <ol style="list-style-type: none"> i. the nature and degree of risk the hazard(s) pose to people and property; ii. whether the proposal will alter the risk to any site; and iii. the extent to which such risk can be avoided or sufficiently mitigated. 	RD
7.4.8	Commercial recreation	D

	Activities located in the Lower Density Suburban Residential Zone	Activity Status
7.4.9	Community activities	D
7.4.10	Retirement villages	D
7.4.11	Activities which are not listed in this table	NC
7.4.12	Commercial activities – greater than 100m ² gross floor area	NC
7.4.13		
7.4.14	Airports not otherwise listed in this table	PR
7.4.15	Bulk material storage	PR
7.4.16	Factory Farming	PR
7.4.17	Fish or meat processing	PR
7.4.18	Forestry	PR
7.4.19	Manufacturing and/or product assembling activities	PR
7.4.20	Mining	PR
7.4.21	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building	PR
7.4.22	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR

7.5 Rules - Standards

	Standards for Activities in the Lower Density Suburban Residential Zone	Non-compliance Status
7.5.1	Building Height (for flat sites) <ul style="list-style-type: none"> 7.5.1.1 Wanaka: Maximum of 7 metres. 7.5.1.2 Arrowtown: Maximum of 6.5 metres. 7.5.1.3 All other locations: Maximum of 8 metres. 	NC
7.5.2	Building Height (for sloping sites) <ul style="list-style-type: none"> 7.5.2.1 Arrowtown: Maximum of 6 metres. 7.5.2.2 In all other locations: Maximum of 7 metres. 	NC

	Standards for Activities in the Lower Density Suburban Residential Zone	Non-compliance Status
7.5.3	<p>In addition to Rules 7.5.1 and 7.5.2, where a site is less than 900m² net area and more than 1 residential unit will result per site, the following height provisions apply:</p> <ol style="list-style-type: none"> where residential units are proposed in addition to an existing residential unit, then the additional residential unit(s) shall not exceed 5.5m in height; where no residential units exist on the site, or where an existing residential unit is being demolished to provide for 2 or more new residential units on the site, then all proposed residential units shall not exceed 5.5m in height; items (a) and (b) above do not apply where a second residential unit is being created within an existing residential unit that is taller than 5.5m. 	D
7.5.4	<p>Airport Noise – Queenstown Airport (excluding any non-critical listening environments)</p> <p>7.5.4.1 Buildings within the Outer Control Boundary and Air Noise Boundary</p> <p>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>7.5.4.2 Compliance within the Air Noise Boundary (ANB)</p> <p>Compliance shall be demonstrated by either adhering to the sound insulation requirements in Rule 36.6.1 and installation of mechanical ventilation to achieve the requirements in Rule 36.6.2, or by submitting a certificate to the 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>7.5.4.3 Compliance between the Outer Control Boundary (OCB) and the Air Noise Boundary (ANB)</p> <p>Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Rule 36.6.2 or by submitting a certificate to the 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>	NC
7.5.5	<p>Building Coverage</p> <p>A maximum of 40%.</p>	D
7.5.6	<p>Landscaped permeable surface coverage</p> <p>At least 30% of the site area shall comprise landscaped (permeable) surface.</p>	NC

	Standards for Activities in the Lower Density Suburban Residential Zone	Non-compliance Status
7.5.7	<p>Recession plane:</p> <ul style="list-style-type: none"> a. on flat sites applicable to all buildings; b. on sloping sites only applicable to accessory buildings. <p>7.5.7.1 Northern boundary: 2.5m and 55 degrees.</p> <p>7.5.7.2 Western and eastern boundaries: 2.5m and 45 degrees.</p> <p>7.5.7.3 Southern boundary: 2.5m and 35 degrees.</p> <p>Exemptions:</p> <ul style="list-style-type: none"> a. gable end roofs may penetrate the building recession plane by no more than one third of the gable height; b. recession planes do not apply to site boundaries adjoining a Town Centre Zone, or fronting a road, or a park or reserve. 	NC
7.5.8	<p>Minimum Boundary Setbacks</p> <p>7.5.8.1 Road boundary: 4.5m</p> <p>7.5.8.2 All other boundaries: 2m</p> <p>Exceptions to boundary setbacks:</p> <ul style="list-style-type: none"> a. accessory buildings for residential activities may be located within the boundary setback distances (other than from road boundaries), where they 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 they comply with rules for Building Height and Recession Plane; b. any building may locate within a boundary setback distance by up to 1m for an area no greater than 6m² provided the building within the boundary setback area has no windows or openings; c. eaves may be located up to 600mm into any boundary setback distance along eastern, western and southern boundaries; d. eaves may be located up to 1m into any boundary setback distance along northern boundaries. 	D

	Standards for Activities in the Lower Density Suburban Residential Zone	Non-compliance Status
7.5.9	<p>Building Separation Within Sites</p> <p>For detached residential units on the same site, a minimum separation distance of 4m between the residential units within the development site applies.</p> <p>Note: This rule does not apply to attached dwellings.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> whether site constraints justify an alternative separation distance; whether an overall better amenity values outcome is being achieved, including for off-site neighbours; design of the units, with particular regard to the location of windows and doors, so as to limit the potential for adverse effects on privacy between units; in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016.
7.5.10	<p>Continuous Building Length</p> <p>The length of any building facade above the ground floor level shall not exceed 16m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016
7.5.11	<p>Density</p> <p>The maximum site density shall be one residential unit or dwelling per 300m² net site area.</p>	NC
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> <p>7.5.12.2 All developments shall suitably screen waste and recycling storage space from the 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.</p>	NC
7.5.13	<p>Glare</p> <p>7.5.13.1 All exterior lighting shall be directed downward and away from the adjacent sites and roads.</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

	Standards for Activities in the Lower Density Suburban Residential Zone	Non-compliance Status
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 7m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. indigenous biodiversity values; b. visual amenity values; c. landscape character; d. open space and the interaction of the development with the water body; e. environmental protection measures (including landscaping and stormwater management); f. whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the location of the building.
7.5.15	<p>Road Noise - State Highway</p> <p>Any new residential buildings or buildings containing Activities Sensitive to Road Noise, located within:</p> <ul style="list-style-type: none"> a. 80 metres of the boundary of a State Highway that has a speed limit of 70km/h or greater; or b. 40 metres of the boundary of a State Highway that has a speed limit less than 70km/h. <p>shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed 40dB LAeq(24h) for all habitable spaces including bedrooms.</p>	NC
7.5.16	<p>Building Restriction Area</p> <p>Where a building restriction area is shown on the District Planning Maps, no building shall be located within the restricted area.</p>	NC
7.5.17	<p>Home Occupation</p> <p>7.5.17.1 No more than 1 full time equivalent person from outside the household shall be employed in the home occupation activity.</p> <p>7.5.17.2 The maximum number of two-way vehicle trips shall be:</p> <ul style="list-style-type: none"> a. heavy vehicles: none permitted; b. other vehicles: 10 per day. <p>7.5.17.3 Maximum net floor area of 60m².</p> <p>7.5.17.4 Activities and storage of materials shall be indoors.</p>	D
7.5.18		
7.5.19		

Rules - Non-Notification of Applications

- 7.6.1 The following Restricted Discretionary activities shall not require the written approval of affected persons and shall not be notified or limited notified:
 - 7.6.1.1 Residential units pursuant to Rule 7.4.7, except where vehicle crossing or right of way access on or off a State Highway is sought.