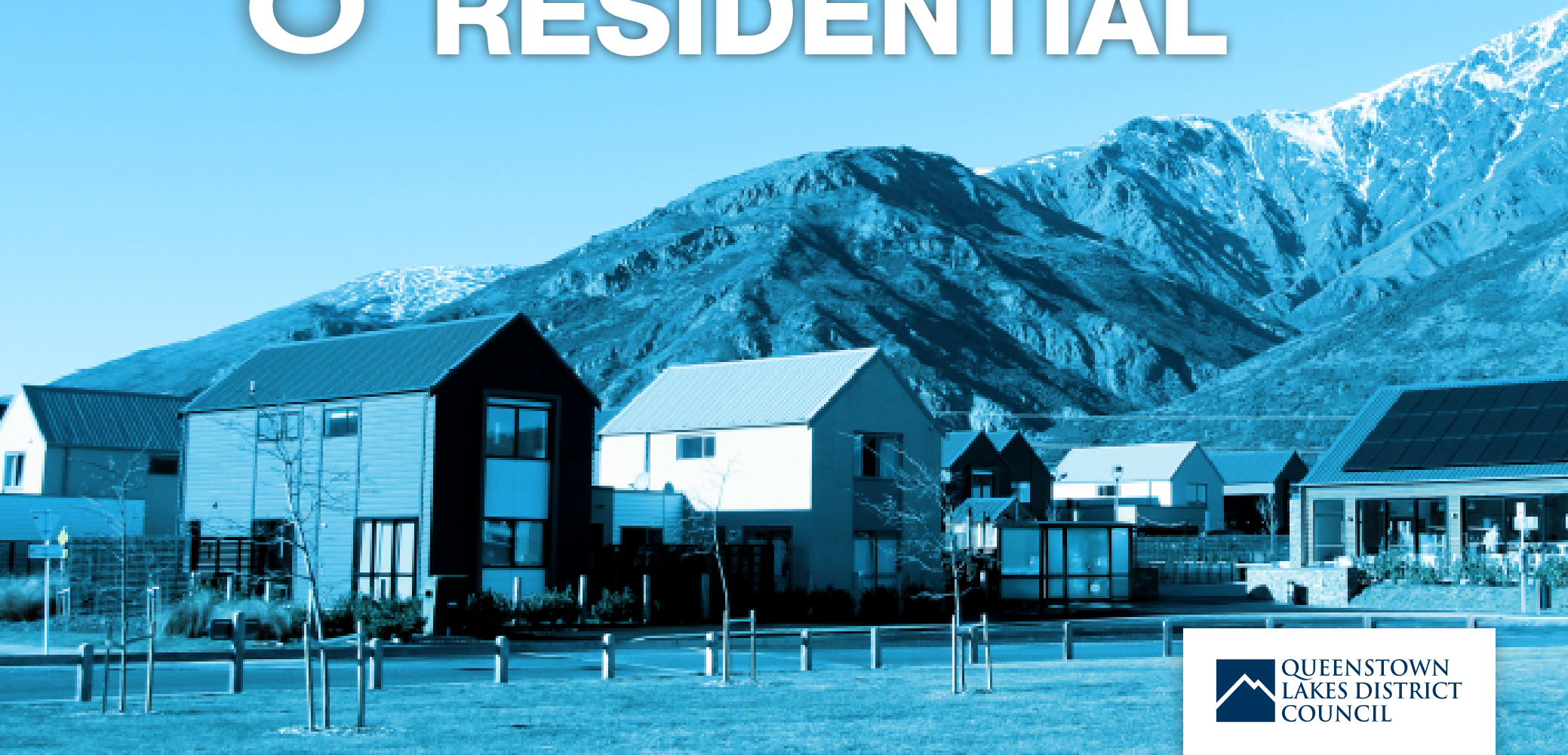


8 MEDIUM DENSITY RESIDENTIAL



8.1

Zone Purpose

The Medium Density Residential Zone has the purpose of providing land for residential development at greater density than the Lower Density Suburban Residential Zone. In conjunction with the High Density Residential Zone and Lower Density Suburban Residential Zone, this zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre, and do not impact on the primary role of the zone to provide housing supply.

The zone is situated in locations in Queenstown, Frankton, Arrowtown and Wanaka that are within identified urban growth boundaries, and easily accessible to local shopping zones, town centres or schools by public transport, cycling or walking. The Medium Density Residential Zone provides for an increased density of housing in locations that are supported by adequate existing or planned infrastructure.

The zone will enable a greater supply of diverse housing options for the District. The main forms of residential development anticipated are terrace housing, semi-detached housing and detached townhouses on small sites of 250m² or greater. The zone will undergo changes to existing densities and built form characteristics over time to provide for the social, economic, cultural and environmental wellbeing of the District's community. In particular, the zone will provide a greater diversity of housing options for smaller households including single persons, couples, small young families and older people seeking to downsize. It will also enable more rental accommodation for the growing population of transient workers in the District.

While providing for a higher density of development than is anticipated in the Lower Density Suburban Residential Zone, the zone incorporates development controls to ensure that the reasonable maintenance of amenity values is maintained. Building height will be generally two storeys.

Development will be required to achieve high standards of urban design, providing site responsive built forms and utilising opportunities to create vibrant public spaces and active transport connections (walking and cycling). In Arrowtown, where a resource consent is required, consideration will need to be given to the town's special character, and the design criteria identified by the Arrowtown Design Guidelines 2016.

Community activities are anticipated given the need for such activities within residential areas and the high degree of accessibility of the zone for residents.

8.2.1 **Objective - Medium density development occurs close to employment centres which encourage travel via non-vehicular modes of transport or via public transport.**

Policies	8.2.1.1	Provide opportunities for medium density housing close to town centres, local shopping zones, activity centres and public transport routes.
	8.2.1.2	Provide for compact development forms that encourage a diverse housing supply and contribute toward containing the outward spread of residential growth away from employment centres.
	8.2.1.3	Enable increased densities where they are located within easy walking distance of employment centres and public transport routes, subject to environmental constraints including local topography, stability and waterways, that may justify a limitation in density or the extent of development.
	8.2.1.4	Enable medium density development through a variety of different housing forms including terrace, semi-detached, duplex, townhouse, or small lot detached housing.

8.2.2 **Objective - Development contributes to the creation of a new, high quality built character within the zone through quality urban design solutions which positively respond to the site, neighbourhood and wider context.**

Policies	8.2.2.1	Ensure buildings address streets and other adjacent public space with limited presentation of unarticulated blank walls or facades to the street(s) or public space(s).
	8.2.2.2	Require visual connection with the street through the inclusion of windows, outdoor living areas, low profile fencing or landscaping.
	8.2.2.3	Ensure street frontages are not dominated by garaging through consideration of their width, design and proximity to the street boundary.
	8.2.2.4	Ensure developments reduce visual dominance effects through variation in facades and materials, roof form, building separation and recessions or other techniques.
	8.2.2.5	Ensure landscaped areas are well designed and integrated into the design of developments, providing high amenity spaces for residents, and to soften the visual impact of development, with particular regard to any street frontage(s).

8.2.3 **Objective** - Development provides high quality living environments for residents and provides reasonable maintenance of amenity values enjoyed on adjoining sites taking into account the changed future character intended within the zone.

- Policies
- 8.2.3.1** Apply permitted activity and resource consent requirements based on recession plane, building height, setbacks and site coverage controls as the primary means of ensuring reasonable maintenance of neighbours' privacy and amenity values.
- 8.2.3.2** Where a resource consent is required for new development, reasonably minimise the adverse effects of the new development on the amenity values enjoyed by occupants of adjoining sites, and have particular regard to the maintenance of privacy for occupants of the development site and neighbouring sites through the application of setbacks, offsetting of habitable room windows from one another, screening or other means.
- 8.2.3.3** Ensure development along the western side of Designation 270¹ has the least possible impact on views from the formed walkway to the west toward Lake Wanaka and beyond, and generally limit development on land immediately adjoining the western side of Designation 270¹ to the permitted building height, recession plane, site coverage and setback limits (including between units) to achieve this.

¹Running south from Aubrey Road, Wanaka

8.2.4 **Objective** - In Arrowtown medium density development occurs in a manner compatible with the town's character.

- Policies
- 8.2.4.1** 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:
- building design and form;
 - scale, layout and relationship of buildings to the street frontage(s);
 - materials and landscape response(s) including how landscaping softens the building mass relative to any street frontage(s).
- 8.2.4.2** Avoid flat roofed dwellings in Arrowtown.

8.2.5 **Objective** - Development efficiently utilises existing infrastructure and minimises impacts on infrastructure networks.

- Policies
- 8.2.5.1** Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimise adverse effects on on-street vehicle parking.

- 8.2.5.2** 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.
- 8.2.5.3** 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).

8.2.6 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.

- | | |
|----------|---|
| Policies | <ul style="list-style-type: none"> 8.2.6.1 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. 8.2.6.2 Ensure any community activities occur in areas which are capable of accommodating traffic, parking and servicing to a level which maintains residential amenity values. 8.2.6.3 Ensure any community activities are of a design, scale and appearance compatible with a residential context. |
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8.2.7 Objective - Commercial development is small scale and generates minimal adverse effects on residential amenity values.

- | | |
|----------|---|
| Policies | <ul style="list-style-type: none"> 8.2.7.1 Provide for 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 Town Centre. 8.2.7.2 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. 8.2.7.3 Ensure that the noise effects from commercial activities are compatible with the surrounding environment and residential amenity values. 8.2.7.4 Ensure that commercial development is of a design, scale and appearance that is compatible with its surrounding residential context. |
|----------|---|

8.2.8 Objective - The development of land fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) provides a high quality residential environment which is sensitive to its location at the entrance to Queenstown, minimises traffic impacts to the State Highway network, and is appropriately serviced.

Policies	8.2.8.1 Encourage a low impact stormwater design that utilises on-site treatment and storage / dispersal approaches. 8.2.8.2 Avoid the impacts of stormwater discharges on the State Highway network. 8.2.8.3 Provide a planting buffer along the State Highway frontage to soften the view of buildings from the State Highway network. 8.2.8.4 Provide for a safe and legible transport connections that avoid any new access to the State Highway, and integrates with the road network and public transport routes on the southern side of State Highway 6. Note: Attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA) prior to determining an internal and external road network design under this policy. Note: Attention is drawn to the need to obtain a Section 93 notice from the NZ Transport Agency for all subdivisions on State Highways which are declared Limited Access Roads. The NZ Transport Agency should be consulted and a request made for a notice under Section 93 of the Government Roadway Powers Act 1989. 8.2.8.5 Require that the design of any road or vehicular access within individual properties is of a form and standard that accounts for long term traffic demands for the area between Hansen Road and Ferry Hill Drive, and does not require the need for subsequent retrofitting or upgrade. 8.2.8.6 Require the provision of a safe and legible walking and cycle environment with links to the other internal and external pedestrian and cycle networks and destinations on the southern side of State Highway 6 along the safest, most direct and convenient routes. 8.2.8.7 Require the provision of an internal road network that ensures road frontages are not dominated by vehicular access and parking. 8.2.8.8 Ensure coordinated, efficient and well-designed development by requiring, prior to, or as part of subdivision and development, construction of the following to appropriate Council standards: - a 'fourth leg' off the Hawthorne Drive/State Highway 6 roundabout; - all sites created in the area to have legal access to either Hansen Road or the Hawthorne Drive/State Highway 6 roundabout; and - new and safe pedestrian connections between Hansen Rd and the southern side of SH6, and the Hawthorne Drive/State Highway 6 roundabout, Ferry Hill Drive and the southern side of State Highway 6. 8.2.8.9 Encourage the creation of a legal internal road between Hansen Rd and Ferry Hill Drive.
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8.2.9 Objective – Non-residential developments which support the role of the Town Centre and are compatible with the transition to residential activities are located within the Wanaka Town Centre Transition Overlay.

- Policies
- 8.2.9.1** Enable non-residential activities to establish in a discrete area of residential-zoned land adjoining the Wanaka Town Centre, where these activities suitably integrate with and support the role of the Town Centre.
 - 8.2.9.2** Require non-residential and mixed use activities to provide a quality built form which activates the street, minimises the visual dominance of parking and adds visual interest to the urban environment.
 - 8.2.9.3** Ensure the amenity values of adjoining residential properties outside of the Wanaka Town Centre Transition Overlay are maintained through design and the application of setbacks.
-

8.2.10 Objective – Manage the development of land within noise affected environments to ensure mitigation of noise and reverse sensitivity effects.

- Policies
- 8.2.10.1** Require as necessary all new and altered buildings for Activities Sensitive to Road Noise located close to any State Highway to be designed to provide protection from sleep disturbance and to otherwise maintain reasonable amenity values for occupants.
 - 8.2.10.2** Require all new and altered buildings containing an Activity Sensitive to Aircraft Noise (ASAN) located within the Queenstown Airport Air Noise Boundary or Outer Control Boundary to be designed and built to achieve an internal design sound level of 40 dB Ldn.

8.3 Other Provisions and Rules

8.3.1 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	<i>Earthworks</i>	26	Historic Heritage	27	Subdivision
28	Natural Hazards	29	<i>Transport</i>	30	Energy and Utilities
31	<i>Signs</i>	32	Protected Trees	33	Indigenous Vegetation
34	Wilding Exotic Trees	35	Temporary Activities and Relocated Buildings	36	Noise
37	Designations		Planning Maps		

8.3.2 Interpreting and Applying the Rules

- 8.3.2.1** 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.
- 8.3.2.2** 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.
- 8.3.2.3** Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.
- 8.3.2.4** Additional activities are provided for in the Wanaka Town Centre Transition Overlay and apply in addition to the other activities provided for throughout the zone. In the event of any inconsistency arising, the more specific Wanaka Town Centre Transitional Overlay rules shall prevail.
- 8.3.2.5** 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.
- 8.3.2.6** Each residential unit may include a single residential flat and any other accessory buildings.
- 8.3.2.7** The following abbreviations are used within this Chapter.

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

8.4

Rules - Activities

Table 1	Activities located in the Medium Density Residential Zone	Activity Status
8.4.1	Commercial activities in the Wanaka Town Centre Transition Overlay	P
8.4.2	Community activities in the Wanaka Town Centre Transition Overlay	P
8.4.3	Home occupations	P
8.4.4	Informal airports for emergency landings, rescues and fire fighting	P
8.4.5	In the Wanaka Town Centre Transition Overlay , Licenced Premises for the consumption of alcohol on the premises between the hours of 8am and 11pm, and also to: a. any person who is residing (permanently or temporarily) on the premises; b. any person who is present on the premises for the purpose of dining up until 12am.	P
8.4.6	Residential Unit 8.4.6.1 One (1) per site in Arrowtown (see Rule 8.4.10.1). 8.4.6.2 For all locations outside of Arrowtown, three (3) or less per site. Note : Additional rates and development contributions may apply for multiple units located on one site.	P
8.4.7		
8.4.8	Buildings in the Wanaka Town Centre Transition Overlay Discretion is restricted to: a. external design and appearance including the achievement of a development that is compatible with the town centre transitional context, integrating any relevant views or view shafts; b. the external appearance of buildings, including that the use of stone, schist, plaster or natural timber be encouraged; c. privacy for occupants of the subject site and neighbouring sites; d. street activation; e. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: 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.	P

Table 1	Activities located in the Medium Density Residential Zone	Activity Status
8.4.9	Commercial Activities in Queenstown, Frankton or Wanaka: 100m² or less gross floor area Discretion is restricted to all of the following: 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. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area; 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

Table 1	Activities located in the Medium Density Residential Zone	Activity Status
8.4.10	Residential Unit 8.4.10.1 One (1) or more per site within the Arrowtown Historic Management Transition Overlay Area. 8.4.10.2 Two (2) or more per site in Arrowtown. 8.4.10.3 For all locations outside of Arrowtown, four (4) or more per site. Discretion is restricted to: - location, external appearance, site layout and design of buildings and fences and how the development addresses its context to contribute positively to the character of the area; - building dominance relative to neighbouring properties and public spaces including roads; - how the design advances housing diversity and promotes sustainability either through construction methods, design or function; - privacy for occupants of the subject site and neighbouring sites; - in Arrowtown, consistency with Arrowtown's character, utilising the Arrowtown Design Guidelines 2016 as a guide; - street activation; - parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; - design and integration of landscaping; - for land fronting State Highway 6 between Hansen Road and the Shotover River: - safe and effective functioning of the State Highway network; - integration with other access points through the zone to link up to Hansen Road, the Hawthorne Drive/State Highway 6 roundabout and/or Ferry Hill Drive; and - integration with pedestrian and cycling networks, including to those across the State Highway. - where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: - 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 mitigated.	RD
8.4.11		
8.4.12	Commercial recreation	D
8.4.13	Commercial activities	D
8.4.14	Retirement villages	D
8.4.15	Activities which are not listed in this table	NC
8.4.16	Commercial Activities greater than 100m² gross floor area	NC
8.4.17		
8.4.18	Airports not otherwise defined	PR

Table 1	Activities located in the Medium Density Residential Zone	Activity Status
8.4.19	Bulk material storage	PR
8.4.20	Factory farming	PR
8.4.21	Fish or meat processing	PR
8.4.22	Forestry	PR
8.4.23	Manufacturing and/or product assembling activities	PR
8.4.24	Mining	PR
8.4.25	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building	PR
8.4.26	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.1	Building Height (for flat and sloping sites) 8.5.1.1 Wanaka and Arrowtown: A maximum of 7 metres. 8.5.1.2 All other locations: A maximum of 8 metres.	NC
8.5.2	Sound insulation and mechanical ventilation Any residential buildings, or buildings containing an activity sensitive to road noise, and located within 80m of a State Highway shall be designed to achieve an Indoor Design Sound Level of 40Db LAeq24h. Compliance with this rule can be demonstrated 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.	NC
8.5.3	Development on land north of State Highway 6 between Hansen Road and Ferry Hill Drive shall provide the following: 8.5.3.1 Transport, parking and access design that: a. ensures connections to the State Highway network are only via Hansen Road, the Hawthorne Drive/State Highway 6 Roundabout, and/or Ferry Hill Drive; b. there is no new vehicular access to the State Highway Network. 8.5.3.2 Where a site adjoins State Highway 6, landscaping planting buffer fronting State Highway 6 as follows: a. Ribbonwood (<i>Plagianthus regius</i>); b. <i>Corokia cotoneaster</i>; c. <i>Pittosporum tenuifolium</i>; d. <i>Grisilinea</i>; e. <i>Coprosma propinqua</i>; f. <i>Olearia dartonii</i>. Once planted these plants are to be maintained in perpetuity.	NC

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.4	Building Coverage A maximum of 45%.	RD Discretion is restricted to the following: - external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; - external amenity values for future occupants of buildings on the site; - effects on views, sunlight and shading on adjacent properties; - parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; - in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016.
8.5.5	Density The maximum site density shall be one residential unit per 250m ² net site area.	RD Discretion is restricted to: - external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; - internal and external amenity values for future occupants of buildings on the site; - privacy for occupants of the subject site and neighbouring sites, including cumulative privacy effects resulting from several household units enabling overlooking of another unit or units; - parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; - noise; - servicing including waste storage and collection; - in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016.

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.6	Recession planes: a. On flat sites applicable to all buildings; b. On sloping sites only applicable to accessory buildings. 8.5.6.1 Northern boundary: 2.5m and 55 degrees. 8.5.6.2 Western and eastern boundaries: 2.5m and 45 degrees. 8.5.6.3 Southern boundaries: 2.5m and 35 degrees. 8.5.6.4 Gable end roofs may penetrate the building recession plane by no more than one third of the gable height. 8.5.6.5 Recession planes do not apply to site boundaries adjoining a Town Centre Zone, fronting the road, or a park or reserve.	RD Discretion is restricted to: a. any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants; b. effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan); c. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; d. in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016.
8.5.7	Landscaped permeable surface At least 25% of site area shall comprise landscaped permeable surface.	RD Discretion is restricted to: a. stormwater related effects including flooding and water nuisance; b. visual amenity and the mitigation of the visual effects of buildings and any vehicle parking areas, particularly in relation to any streets or public spaces; c. in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016.

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.8	Minimum Boundary Setback a. road boundary setback: 3m minimum, except for: - State Highway boundaries, where the setback shall be 4.5m minimum; - garages, where the setback shall be 4.5m minimum; b. all other boundaries: 1.5m. Exceptions to setback requirements other than any road boundary setback. Accessory buildings for residential activities may be located within the setback distances, 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.	RD Discretion is restricted to: - external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; - streetscape character and amenity; - any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants; - effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan); - parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; - in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016.
8.5.9	Building Length The length of any building facade above the ground floor level shall not exceed 24m.	RD Discretion is restricted to: - 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.
8.5.10	Waste and Recycling Storage Space 8.5.10.1 Residential activities shall provide, as a minimum, space for a 120 litre residential wheelie bin and 240 litres recycling wheelie bin per residential unit. 8.5.10.2 All developments shall suitably screen waste and recycling storage space from neighbours, 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.	NC

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.11	Glare 8.5.11.1 All exterior lighting shall be directed downward and away from the adjacent sites and roads. 8.5.11.2 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.	NC
8.5.12	Setback of buildings from water bodies The minimum setback of any building from the bed of a river, lake or wetland shall be 7m.	RD Discretion is restricted to: - 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.
8.5.13	Setbacks from electricity transmission infrastructure National Grid Sensitive Activities are located outside of the National Grid Yard.	NC
8.5.14	Garages Garage doors and their supporting structures (measured parallel to the road) shall not exceed 50% of the width of the front elevation of the building which is visible from the street.	D
8.5.15	Home Occupation 8.5.15.1 No more than 1 full time equivalent person from outside the household shall be employed in the home occupation activity. 8.5.15.2 The maximum number of two-way vehicle trips shall be: - heavy vehicles: none permitted; - other vehicles: 10 per day. 8.5.15.3 Maximum net floor area of 60m ² . 8.5.15.4 Activities and storage of materials shall be indoors.	D

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.16	Building Restriction Area No building shall be located within a building restriction area as identified on the District Plan Maps.	NC
8.5.17		
8.5.18		

8.6

Rules - Non-Notification of Applications

8.6.1 The following **Restricted Discretionary** activities shall not require the written approval of affected persons and shall not be notified or limited notified except where vehicle crossing or right of way access on or off a State Highway is sought.

8.6.1.1 Residential units which comply with Rule 8.4.10 and all of the standards in Rule 8.5.