

9 HIGH DENSITY RESIDENTIAL

9.1 Zone Purpose

The High Density Residential zone will provide for more intensive use of land within close proximity to town centres that is easily accessible by public transport, cycle and walk ways. In conjunction with the Medium Density Zone, the zone will play a key planning role in minimising urban sprawl and consolidating growth in existing urban areas.

In Queenstown, buildings greater than two storeys in height are anticipated, subject to high design quality and environmental performance. In Wanaka, buildings of two storeys in height are anticipated, accounting for its less urban character, however relatively high densities are achievable. Such development will result in a greater diversity of housing supply, provide for the visitor accommodation required to respond to projected growth in visitor numbers, help support the function and vibrancy of town centres, and reduce reliance on private transport.

Development in the zone will facilitate good non-vehicular connections and access to high quality public open space.

Development controls will provide some degree of protection for existing amenity values. However given the focus on intensification, over time some private and public views and amenities will be affected to varying degrees as the character of this area changes and evolves into one that is more urban.

Small scale commercial activity will be enabled, either to support larger residential and visitor accommodation developments, or to provide low impact local services.

Community facilities are anticipated, given the need for community activities within residential areas. However, large scale facilities will need to be carefully scrutinised to ensure they are compatible with the residential environment they are locating within.

9.2 Objectives and Policies

9.2.1 Objective – High-density housing development and visitor accommodation will occur in urban areas close to town centres, to provide greater housing diversity and respond to strong projected growth in visitor numbers.

Policies

9.2.1.1 Provide sufficient high density zoned land with the potential to be developed to greater than two storeys in Queenstown and two storeys in Wanaka to enable diverse housing supply and visitor accommodation close to town centres.

9.2.2 Objective - High-density residential and visitor accommodation development will provide a positive contribution to the environment through design that demonstrates strong urban design principles and seeks to maximise environmental performance.

Policies

9.2.2.1 Buildings shall address streets and other public spaces with active edges with limited presentation of blank and unarticulated walls or facades.

9.2.2.2 Street edges shall not be dominated by garaging, parking and accessways.

9.2.2.3 Where street activation is not practical due to considerations or constraints such as slope, multiple road frontages, solar orientation, aspect and privacy, as a minimum buildings shall provide some form of visual connection with the street (such as through the inclusion of windows, outdoor living areas, low profile fencing or landscaping).

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9.2.2.4 The mass of buildings shall be broken down through variation in facades and roof form, building separation or other techniques to reduce dominance impacts on streets, parks and neighbouring properties, as well as creating interesting building forms.

9.2.2.5 Ensure well designed landscaped areas are integrated into the design of developments and add meaningfully to the amenity of the development for residents, neighbours and the wider public.

9.2.2.6 Ensure buildings are designed and located to respond positively to site context through methods to maximise solar gain and limit energy costs.

9.2.2.7 Incentivise greater building height where development is designed to achieve a high environmental performance.

9.2.3 Objective – A reasonable degree of protection of amenity values will be provided, within the context of an increasingly intensified and urban zone where character is changing.

Policies

9.2.3.1 Apply recession plane, building height, floor area ratio, yard setback and site coverage controls as the primary means of limiting overly intensive development and ensuring reasonable protection of neighbours' outlook, sunshine and light access, and privacy.

9.2.3.2 Ensure that where development standards are breached, impacts on the amenity values of neighbouring properties, and on public views (especially towards lakes and mountains), are no more than minor relative to a complying development scenario.

9.2.4 Objective – Provide for community facilities and activities in the High-Density zone that are generally best located in a residential environment close to residents.

Policies

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

9.2.5 Objective – Generally discourage commercial development except when it is small scale and generates minimal amenity impacts.

9.2.5.1 Ensure any commercial development is low scale, is of limited intensity, and generates small volumes of traffic.

9.2.5.2 Ensure any commercial development is of a design, scale and appearance compatible with its context.

9.2.6 Objective - High-density residential development will efficiently utilise existing infrastructure and minimise impacts on infrastructure and roading networks.

Policies

9.2.6.1 Promote high-density development close to town centres to reduce private vehicle movements, maximise walking, cycling and public transport patronage and reduce the need for capital expenditure on infrastructure.

9.2.6.2 Development supports active living through providing or enhancing connections to public places and active transport networks (walkways and cycleways)

9.2.6.3 Development provides facilities to encourage walking and cycling, such as provision of bicycle parking spaces and, where appropriate for the scale of activity, end-of-trip facilities (shower cubicles and lockers)

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- 9.2.6.4 Ensure access and parking is located and designed to optimise connectivity, efficiency and safety.
- 9.2.6.5 Enable development to provide a lower provision of on-site parking than would otherwise be anticipated, where the activity has characteristics that justify this, or travel plans can adequately demonstrate approaches that mitigate a lower parking provision.
- 9.2.6.6 Site layout and design provides low impact approaches to storm water management through providing permeable surface on site and the use of a variety of stormwater management measures
- 9.2.6.7 A reduction in parking requirements may be considered in Queenstown and Wanaka where a site is located within 400 m of a bus stop or the edge of a town centre zone (as shown in Appendix 4 – Interpretive Diagrams)

9.3 Other Provisions and Rules

9.3.1 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 ODP)	25 Earthworks (22 ODP)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 ODP)
30 Utilities and Renewable Energy	31 Hazardous Substances (16 ODP)	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 Clarification

- (a) A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules.
- (b) 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.
- (c) 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.
- (d) The following abbreviations are used within this Chapter.

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

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9.4 Rules - Activities

	Activities located in the High Density Residential Zone	Activity status
9.4.1	Activities which are not listed in this table	NC
9.4.2	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
9.4.3	Dwelling, Residential Unit, Residential Flat comprising three (3) or less per site <i>Note – Additional rates and development contributions may apply for multiple units located on one site.</i>	P
9.4.4	Dwelling, Residential Unit, Residential Flat comprising four (4) or more per site *Discretion is restricted to all the following: <ul style="list-style-type: none"> • The location, external appearance and design of buildings • The extent to which the development positively addresses the street • The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm • Parking and access arrangements: safety and efficiency • The extent to which landscaped areas are well integrated into the design of the development and contribute meaningfully to the amenity of the development • 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. <i>Note – Additional rates and development contributions may apply for multiple units located on one site.</i>	RD*
9.4.5	Home occupation	P
9.4.6	Commercial activities comprising no more than 100m ² of gross floor area, integrated within a residential or visitor accommodation development comprising at least 20 residential units.	P
9.4.7	Commercial Activities not otherwise identified	NC

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 High Density Residential Zone	Activity status
9.4.8	<p>Visitor Accommodation involving the commercial letting of one (1) residential unit or flat per site for less than 90 nights in any calendar year.</p> <p><i>Note – Registration as a Holiday Home or Homestay is required.</i></p>	P
9.4.9	<p>Visitor Accommodation involving the commercial letting of one (1) residential unit or dwelling per site for more than 90 nights in any calendar year.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> • The location, nature and scale of activities on site • Parking and access: safety, efficiency and impacts to on-street parking and neighbours • Noise and methods of mitigation (through design and management controls) • Hours of operation • Accommodation format and numbers of guests • 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. <p><i>Note – Registration as a Holiday Home or Homestay is required.</i></p>	C
9.4.10	<p>Visitor accommodation (not otherwise identified)</p> <p>*Discretion is restricted to all the following:</p> <ul style="list-style-type: none"> • The location, external appearance and design of buildings. • The extent to which the development positively addresses the street • The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm. • Parking and access arrangements: safety and efficiency, and potential impacts on neighbours' amenity and on-street parking. • 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. 	RD
9.4.11	<p>Licensed premises integrated within Visitor Accommodation development</p> <p>Premises licensed for the consumption of liquor on the premises between the hours of 8am and 10pm</p>	P

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	Activities located in the High Density Residential Zone	Activity status
9.4.12	Licensed premises integrated within Visitor Accommodation development Premises licensed for the consumption of liquor on the premises between the hours of 10pm and 8am.	D
9.4.13	Licensed premises not integrated within Visitor Accommodation development	PR
9.4.14	Commercial recreation	D
9.4.15	Community facilities and / or activities	D
9.4.16	Retirement village	D
9.4.17	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building.	PR
9.4.18	Manufacturing and/or product assembling activities	PR
9.4.19	Mining	PR
9.4.20	Factory Farming	PR
9.4.21	Fish or meat processing	PR
9.4.22	Flood Risk The construction or relocation of buildings with a gross floor area greater than 20m ² and having a ground floor level less than: 9.4.22.1 RL 312.0m above sea level (412.0m Otago Datum) at Queenstown and Frankton. 9.4.22.2 RL 281.9m above sea level (381.9m Otago Datum) Wanaka	PR
9.4.23	Forestry	PR
9.4.24	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR
9.4.25	Airports other than the use of land and water for emergency landings, rescues and fire fighting	PR
9.4.26	Bulk material storage	PR

9.5 Rules - Standards

	Standards for activities located in the High Density Residential Zone	Non-compliance status
9.5.1	Building Height – Flat Sites 9.5.1.1 Queenstown: 3 storeys within a maximum height of 12 metres;	NC

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	Standards for activities located in the High Density Residential Zone	Non-compliance status
	<p>or 4 storeys within a maximum height of 15 metres where a residential apartment building can achieve certification to a minimum 6-star level using the New Zealand Green Building Council Homestar Tool, or where a visitor accommodation building can achieve a Green Star Rating of at least 4 stars</p> <p>9.5.1.2 Wanaka: A maximum height of 8 metres.</p> <p>Note: Refer to the Definitions for interpretation of building height</p>	
9.5.2	<p>Building Height – Sloping sites</p> <p>The permitted height shall be 7 metres.</p> <p>*Where a proposed building exceeds this permitted height, does not exceed 10 metres, and achieves certification to a minimum 6-star level using the New Zealand Green Building Council Homestar Tool, or a Green star rating of at least 4 stars for a visitor accommodation building, a restricted discretionary activity consent shall be required with discretion restricted to all of the following:</p> <ul style="list-style-type: none"> • The extent to which the infringement provides for greater articulation of rooflines and visual interest. • The extent to which the infringement adversely affects the amenity values of neighbouring properties, relative to a complying proposal, with particular reference to dominance impacts, views and outlook, and sunlight access to adjacent properties. <p>Note: Refer to the Definitions for interpretation of building height</p>	RD*
9.5.3	<p>Maximum Building Height – Sloping Sites</p> <p>The maximum building height shall be 10 metres.</p> <p>Note: Refer to the Definitions for interpretation of building height</p>	NC
9.5.4	<p>Building Coverage</p> <p>9.5.4.1 Flat Sites a maximum of 70% site coverage</p> <p>9.5.4.2 Sloping Sites a maximum of 65% site coverage</p> <p>Building coverage does not include any veranda over public space and does not apply to underground structures, which are not visible from ground level.</p>	NC
9.5.5	<p>Floor Area Ratio – Flat sites only</p> <p>Gross floor area on a site shall not exceed a Floor Area Ratio of 2.0.</p>	NC
9.5.6	<p>Recession plane (applicable to all buildings, including accessory buildings)</p> <p>9.5.6.1 For Flat Sites from 2.5 metres above ground level a 45 degree recession plane applies to all boundaries, other than the northern boundary of the site where a 55 degree recession plane applies.</p>	NC

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	Standards for activities located in the High Density Residential Zone	Non-compliance status
	<p>9.5.6.2 No recession plane for sloping sites</p> <p>9.5.6.3 Gable end roofs may penetrate the building recession plane by no more than one third of the gable height</p> <p>9.5.6.4 Recession planes do not apply to site boundaries fronting the street.</p> <p>Note - Refer to the Definitions for detail of the interpretation of recession planes</p>	
9.5.7	<p>Landscaped permeable surface coverage</p> <p>At least 20% of site area shall comprise landscaped (permeable) surface.</p>	NC
9.5.8	<p>Continuous Building Length</p> <p>The continuous length of any building facade above one storey shall not exceed 30m.</p> <p>Where a proposal exceeds this length, a restricted discretionary activity consent shall be required with discretion 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. 	RD
9.5.9	<p>Minimum Boundary Setbacks</p> <p>9.5.9.1 Front boundary setback of 2 metres.</p> <p>9.5.9.2 Rear boundary setback of 5 metres.</p> <p>9.5.9.3 Side boundary setbacks of 2 metres.</p> <p>9.5.9.4 Exceptions to side and rear boundary setbacks:</p> <p>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 comply with rules for Building Height and Recession Plane.</p>	D
9.5.10	<p>Waste and Recycling Storage Space</p> <p>9.5.10.1 Residential and Visitor Accommodation activities shall provide, as a minimum, space for a 120 litre residential wheelie bin and 240 litres recycling wheelie bin per unit.</p> <p>9.5.10.2 All developments shall screen waste and recycling storage space from a road or public place, in keeping with the building development or, provide space within the development that</p>	NC

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	Standards for activities located in the High Density Residential Zone	Non-compliance status
	can be easily accessed by waste and recycling collections.	
9.5.11	Glare 9.5.11.1 All exterior lighting shall be directed away from the adjacent sites and roads, and so as to limit the effects on the night sky; and 9.5.11.2 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

9.6 Rules - Non-Notification of Applications

9.6.1 Except as provided for by the Act, all applications for controlled activities will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.

9.6.2 Except as provided for by the Act, the following restricted discretionary activities will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons;

9.6.2.1 Residential development involving the development of 4 or more dwellings

9.6.2.2 Visitor accommodation

9.6.3 Other than provided for by the Act, the following restricted discretionary activities will be considered without public notification but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:

9.6.3.1 Restricted discretionary building height for sloping sites.