

7. Residential Areas

7.1 Issues, Objectives and Policies

7.1.1 Issues

The District's housing stock represents one of its most important physical resources. People's well being is among other things a reflection of their quality of housing and the environment in which that is set.

Enabling people to provide for their residential needs within the District is one of the Council's functions authorised under the Act. The purpose of the Act is the sustainable management of natural and physical resources, which includes enabling people and communities to provide for their social, economic and cultural well being and for their health and safety. This can only be achieved within a framework which adequately addresses the needs of present and future generations, the life-supporting capacity of air, water, soil and ecosystems, and the adverse environmental effects of activities including the effects on the visual amenity of outstanding landscapes of the District.

Meeting the residential needs of the District's urban population cannot be accommodated within the existing towns, settlements or "rural lifestyle" areas without significantly affecting current residential amenity values ie density levels, protection of views, privacy, or detracting from the significant landscape values and natural features of the District. High Density Residential Zones can be expanded to satisfy a portion of this need. The Council recognises there is a demand for low-density residential living within rural areas by people wishing to enjoy the quietness and natural environment. However, in deciding how best to meet the residential needs of the District, the Council must have regard to several other matters of relevance under Section 7 of the Act, most importantly:

- (a) the efficient use and development of natural and physical resources;

- (b) the maintenance and enhancement of amenity values, and natural features;
- (c) the maintenance and enhancement of the quality of the environment.

i Growth and Availability of Land

(a) The provision for and location of new residential activity

In considering the provision for and location of land for residential use, the Council must balance the need for and location of residential activity against the need to promote the sustainable management of the District's resources and amenities. These include services, energy efficiency, the life supporting capacity of soils, natural hazards, landscape, rural amenity, and social well being.

Reverse sensitivity effects on Queenstown Airport may arise where Activity Sensitive to Aircraft Noise are established within the Airport's Air Noise Boundary or Outer Control Boundary.

(b) Natural Hazards

Parts of the towns and settlements are subject to flooding and other hazards. In other areas, residential expansion in areas at risk from flooding will, in the long-term, increase the amount and value of property vulnerable to flooding damage. The location of new development should minimise that risk.

Refer also Part 4.8

(c) Productive Land

The future welfare of the District is not fully reliant on primary production of these soils but subdivision and development will result in the loss of their productive capacity. Any expansion over versatile soils needs to be balanced against the sustainable management of other natural and physical resources such as energy, infrastructure, services and the effects on important amenities.

Refer also Part 5

(d) Servicing

Servicing infrastructure is a major physical resource and its efficient utilisation is of concern to the District. The costs of providing infrastructure to the community and future land areas is an important factor where the success of resource management can be measured in terms of efficiency. Efficient use of existing infrastructure must also be measured against other fundamental District objectives such as residential forms and protection of the visual amenities.

ii Landscape**(a) The relationship of urban areas to the natural landscape**

The District is dominated by a landscape of outstanding quality which provides a sense of place and belonging for all communities as well as the source of economic activity and recreation. The attraction and quality of the residential environments and any extensions to those environments must be closely related to the need to protect and enhance the visual amenity of the District.

Refer also Part 4.2

iii Character and Scale**(a) The character and scale of development within residential zones should achieve desired outcomes anticipated by the District Plan.**

The existing identity of any particular town or settlement is reflected in its character and scale. These are matters which influence where people choose to live. Components of character and scale include open space, density of development, building height, dominant styles in built form and topographic influences. There is undoubtedly a difference in character and scale between suburban residential and low density rural living environments. There can also be contrast in the character and scale within or between settlements. Change in the character and scale of residential areas can result from closer subdivision and construction of additional houses at higher densities,

redevelopment and replacement of existing houses, and loss of existing open space, garden and tree plantings, loss of views and diminution in the sense of community cohesion and well being.

Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority.

iv Residential and Visitor Accommodation Amenity**(a) Protection and enhancement of people's social wellbeing resulting in the amenity value of their living environments.**

People's perception of well being is enhanced by a coherent and pleasant living environment. The main components of this amenity are the location and scale of open space, density of residential development generally and within sites, heights of buildings and dominant building styles. Most of these components lead to a general appreciation of an area, while others relate to the development of individual sites. The way individual sites are developed and their relationship to adjoining sites are important factors in ensuring residential properties have adequate sunlight, daylight and privacy and a feeling of not being closed in or overlooked. In controlling these matters the desirability of allowing reasonable individual flexibility in siting, layout and building design must be acknowledged, including the need to maximise the benefits from good access to solar energy.

Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation.

Residential areas have always contained a range of complementary non-residential activities relating to the educational, spiritual, social, recreational, and day-to-day economic needs of the residents. Many of these require a residential location because of the service they provide to residents. Some of these activities can have a significant impact in terms of traffic and on-street parking, noise or glare. It is important to ensure a compatibility between residential and non-residential activities and areas.

Home occupations are an important aspect of non-residential activity which provides residents with a source of employment with many social and economic advantages, but which can cause problems in residential areas. The range of activities and their character and scale vary considerably and it is often the traffic-generating and noise aspects of these activities which is of concern. Limitations on the extent of retailing, the scale of activities in terms of area or floorspace and the involvement of persons not living on the site are commonly adopted to mitigate these adverse effects.

Visitor accommodation facilities deserve no less attention to amenity values. Visitors constitute the economic lifeblood of the District. While considerations of neighbourhood (along with its social and cultural implications) may not directly influence the location and design of visitor accommodations, the location, appearance and design of accommodation units should not suffer from becoming a stepchild to residential development. It is important that similar rules (insofar as applicable) control both types of activities equally within the District's High Density Residential Zones so that overall urban character retain and enhance its pleasant streetscapes, its pedestrian friendliness and its overall residential character.

Refer also Part 4.9

7.1.2 District Wide Residential Objectives and Policies

Objective 1 - Availability of Land

Sufficient land to provide for a diverse range of residential opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment.

Policies:

- 1.1 *To zone sufficient land to satisfy both anticipated residential and visitor accommodation demand.*
- 1.2 *To enable new residential and visitor accommodation areas in the District.*
- 1.3 *To promote compact residential and visitor accommodation development.*
- 1.4 *To enable residential and visitor accommodation growth in areas which have primary regard to the protection and enhancement of the landscape amenity.*
- 1.5 *To maintain a distinction between the urban and rural areas in order to assist in protecting the quality and character of the surrounding environment and visual amenity.*
- 1.6 *To promote, where reasonable, a separation of visitor accommodation development from areas better suited for the preservation, expansion or creation of residential neighbourhoods.*

Implementation Methods

Objective 1 and associated policies will be implemented through:

i District Plan

- (a) To enable a broad range of residential and visitor accommodation areas without allowing either activity to unduly harm the other.

Explanation and Principal Reasons for Adoption

The population of the District is growing and the Council recognises and accepts the need to provide for growth.

While the residential areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concerns for the Council in accommodating future residential growth are the sustainability of resident neighbourhoods and the impact on natural and physical resources and on the landscape amenity.

The Council seeks to achieve urban consolidation. As such the objectives and policies do impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed.

Refer also Part 6

Objective 2 - Residential Form

A compact residential form readily distinguished from the rural environment which promotes the efficient use of existing services and infrastructure.

Policies:

- 2.1 *To contain the outward spread of residential areas and to limit peripheral residential or urban expansion.*
- 2.2 *To limit the geographical spread and extent of rural living and township areas. Where expansion occurs, it should be managed having regard to the important District-wide objectives.*
- 2.3 *To provide for rural living activity in identified localities.*
- 2.4 *In new residential areas encourage and provide for development forms which provide for increased residential density and careful use of the topography.*

- 2.5 *To encourage and provide for high density development in appropriately located areas close to the urban centres and adjacent to transport routes.*

Implementation Methods

Objective 2 and associated policies will be implemented through:

i District Plan:

- (a) The identification of a pattern of land uses in support of a strategy of urban consolidation.
- (b) Zoning and subzoning provisions for a range of residential and visitor accommodation environments.
- (c) Zoning areas for rural living activities.
- (d) Associated rules for subdivision (lot size) and transport.

Explanation and Principal Reasons for Adoption

The spatial pattern of a settlement and the way in which it uses its resources determines the character and scale of the urban environment. This is a key factor influencing the magnitude of energy consumption and the efficient use of existing resources, including land and infrastructure. The policies are aimed at a compact urban form, with higher density activity related to central commercial areas and readily accessible by all modes of transport.

The Council believes this policy will be most effective in protecting the significant landscape amenities of the District, reducing the use of private motor vehicles and have a beneficial effect in terms of the efficient use of existing resources and infrastructure, while catering for the residential needs of the District's population.

In the new residential areas, Council wishes to promote new and imaginative residential developments which have regard to the surrounding landscape amenity as well as for energy efficiency, convenience and social well being.

Refer also Parts 4, 10 and 11

Objective 3 - Residential Amenity.

Pleasant living environments within which adverse effects are minimised while still providing the opportunity for community needs.

Policies:

- 3.1 *To protect and enhance the cohesion of residential activity and the sense of community and well being obtained from residential neighbours.*
- 3.2 *To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown residential zones, small townships and Rural Living areas.*
- 3.3 *To provide for and encourage high density residential development within the high density residential zones.*
- 3.4 *To ensure the external appearance of buildings reflects the significant landscape values and enhance a coherent urban character and form as it relates to the landscape.*
- 3.5 *To ensure hours of operation of non-residential activity do not compromise residential amenity values, social well being, residential cohesion and privacy.*
- 3.6 *To ensure a balance between building activity and open space on sites to provide for outdoor living and planting.*
- 3.7 *To ensure residential developments are not unduly shaded by structures on surrounding properties.*
- 3.8 *To ensure noise emissions associated with non-residential activities are within limits adequate to maintain amenity values.*
- 3.9 *To encourage on-site parking in association with development and to allow shared off-site parking in close proximity to development in residential areas to ensure the amenity of neighbours and the functioning of streets is maintained.*
- 3.10 *To provide for and encourage new and imaginative residential development forms within the major new residential areas.*
- 3.11 *To require as necessary mechanical ventilation for any Critical Listening Environments within new and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary and require sound insulation and mechanical ventilation for any Critical Listening Environment within any new and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.*
- 3.12 *To ensure the single dwelling character and accompanying amenity values of the Low Density Residential Zone are not compromised through subdivision that results in an increase in the density of the zone that is not anticipated.*
- 3.13 *To require an urban design review to ensure that new developments satisfy the principles of good design.*
- 3.14 *To distinguish areas with low density character where that character should be retained from areas of change located close to urban centres or adjacent to transport routes where higher density development should be encouraged.*

Implementation Methods

Objective 3 and associated policies will be implemented through a number of methods including:

i District Plan:

- (a) Provision of different zones for high density residential living and low density residential living.
- (b) Rules relating to building height, sunlight and outlook for neighbours, street scene, separation from neighbours and outdoor living space.

- (c) Rules for heritage and amenities, relocated buildings, protected historic buildings, places and objects and protected trees.
- (d) Rules for health and safety, eg for noise and glare.
- (e) Rules for subdivision, natural and other hazards, supply of services (water, energy, telecommunications and disposal of wastes), provision of land for open space and recreation and rules for building location.
- (f) Rules for transport, parking, access and manoeuvring.
- (g) Rules to require mechanical ventilation of any Critical Listening Environment within new and alterations and additions to existing buildings that contain any Activity Sensitive to Aircraft Noise on sites within the Outer Control Boundary to achieve an Indoor Design Sound Level of 40 dB Ldn, based on the 2037 Noise Contours.
- (h) Rules to require sound insulation and mechanical ventilation of any Critical Listening Environment within new and alterations and additions to existing buildings that contain any Activity Sensitive to Aircraft Noise on sites within the Air Noise Boundary to achieve an Indoor Design Sound Level of 40dB Ldn, based on the 2037 Noise Contours.
- (i) Queenstown Airport Corporation Limited shall offer to fund retrofitting over time of sound insulation and mechanical ventilation of any Critical Listening Environments within existing buildings containing an Activity Sensitive to Aircraft Noise in the Air Noise Boundary to achieve an Indoor Design Sound Level of 40 dB Ldn. Retrofitting shall be based on the 2037 Noise Contours and shall be offered at the time the Projected 65 dB AANC reaches the property.
- (j) Queenstown Airport Corporation Limited shall offer to part fund retrofitting over time of mechanical ventilation of any Critical Listening Environments within existing buildings containing an

Activity Sensitive to Aircraft Noise located between the Air Noise Boundary and the 2037 60 dB Noise Contour. This ventilation is to enable windows and doors to remain closed to achieve the Indoor Design Sound Level if required. Retrofitting shall be based on the 2037 Noise Contours and retrofitting shall be offered at the time the Projected 60 dB AANC reaches the property.

All retrofitting shall be conducted in accordance with the conditions attached to Designation 2.

ii Other Methods:

- (a) Implementation of the powers prescribed in Part XII of the Resource Management Act relating to enforcement orders, abatement notices and excessive noise.
- (b) Provision of works and services, roading, road linkages and traffic management programmes, and maintenance and development of public open space.
- (c) Notification through Land Information Memoranda of the requirement to provide sound insulation and mechanical ventilation for new or alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise within the Outer Control Boundary for Queenstown Airport.

Explanation and Principal Reasons for Adoption

The purpose of policies is to achieve the consolidation of residential activity and protection of residential amenity values. Although non-residential activities are an integral part of the residential environment they have the potential to create adverse effects relating to noise, visual detracting, traffic and loss of residential neighbours. A high standard of amenity is sought for residential areas which are sensitive to adverse effects. Although it may not be possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. The effect on community cohesion, and hence well being, arises from the removal of permanent

residents as much as from the visual disruption and loss of amenity caused by establishment of these activities.

The rising cost of land close to the town centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the town centres and consequential loss of vitality in the town centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners.

The relationship between open spaces and built form is one of the main determinants of the character of an area. The policies reflect the importance of open space in providing opportunity for outdoor living and amenity.

Access to sunlight is an important factor in residential amenity and the policies are directed at ensuring that, with the exception of major topographical features, buildings are not unduly shaded by neighbouring buildings in a manner which diminishes the amenity of a site or a neighbourhood.

The residential areas are sensitive noise environments and this is a major factor which must be taken into account when considering the impact of other activities. Noise in a residential area is likely to result from non-residential activities and as such the plan includes provisions setting noise standards for non-residential activities in the residential zones. Noise from normal residential living, including animals and social events will be controlled through the excessive noise provisions of the Act. Noise from Queenstown Airport will be managed in line with the Aerodrome Designation (Designation 2) to contain noise levels to the noise boundaries set out in the District Plan Maps. Sound insulation and mechanical ventilation requirements will assist to maintain the indoor amenity for any buildings used for an Activity Sensitive to Aircraft Noise in the Residential Zone.

The District contains landscapes of national significance and urban development can have a significant effect on the enhancement and protection of that amenity. The Council proposes to influence building design in the residential areas by the implementation of the policies and rules contained in

this Plan. This will enhance the character and coherence of the residential built environment as it relates to the visual amenity of the natural landscape.

Traffic is an integral part of all residential environments, but also has the potential to affect the amenity of residential streets. The Plan seeks to ensure adequate provision for off-street parking in a manner which protects the amenity of local streets.

Within the major new areas of residential zoning the Council strongly encourages a more imaginative approach to subdivision and development. The Council believes the quality of the District's residential environments would be significantly enhanced by design solutions that moved away from traditional subdivision solutions. In this respect the Council will be looking to encourage a range of residential densities, variations in roading patterns, imaginative use of reserves, open space and pedestrian and roading linkages, attention to visual outlook and solar aspect, and extensive use of planting.

Subdivision of residential flats is not desirable because it can facilitate delineation between the unit and flat through separate curtilage. Consideration must also be given to the potential implications of allowing the first subdivision to take place and the fact that additional residential flats could then be developed on the site as a permitted activity, provided the other site and zones standards of the District Plan have been complied with. The result of this process would be the incremental subdivision of the low Density Residential Zone, which could result in a development pattern similar to that anticipated in High Density Residential Zone. Therefore, this policy considers the effects subdivision can have on the single dwelling character of the Low Density Residential Zone.

Objective 4 - Non-Residential Activities

Non-Residential Activities which meet community needs and do not undermine residential amenity located within residential areas.

Policies:

4.1 *To enable non-residential activities in residential areas, subject to compatibility with residential amenity.*

4.2 To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding residential environment.

Implementation Methods

Objective 4 and associated policies will be implemented through a number of methods including:

i District Plan

- (a) The identification of the living environment and associated rules, site density, building height, sunlight, street scene and landscaping.
- (b) The opportunity for a range of non-residential activities to be located in residential zones as permitted activities, subject to rules to protect residential amenity. These rules include matters relating to scale of activities, residential coherence, hours of operation, site size and traffic generation.

ii Other Methods

- (a) Provision and operation of community facilities.

Explanation and Principal Reasons for Adoption

Non-Residential Activities are an integral part of the residential environment in that they provide a service to local residents or enable people to work at home. However, non-residential activities do have the potential to detract from residential amenity by way of noise, traffic and scale of operation.

The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. All the major operations are protected by zoning or scheduling.

A number of non-residential activities have developed in residential areas and currently provides either a service to the area or are not incompatible with residential amenity. These activities have been acknowledged to provide security of the activity and protection for residential amenity.

It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas.

7.1.3 High Density Residential Zones – District Wide

7.1.3.1 Issue

Development Pressure

Some visitor accommodation developments in the High Density Residential Zone are having a significant negative impact on the character and amenity of our neighbourhoods. Loss of the character and amenity values threaten the sustainable well being of our neighbourhoods and community.

High density neighbourhoods have a different character and generate different outcomes compared to low density neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments.

7.1.3.2 Objectives and Policies

Objective 1 – Amenity Values

Sustainable residential communities and neighbourhoods that have high amenity values of a quality and character anticipated in a high density living environment.

Policies

- 1.1 To ensure development enables high density living and achieves the character and amenity values anticipated in a high density living zone by:

- 1.1.1 Improving the aesthetic appeal of the built environment.
 - 1.1.2 Ensuring buildings integrate well with the neighbouring locality and provide visual connections with the surrounding built and natural environment.
 - 1.1.3 Providing attractive pedestrian access ways and linkages and protecting those that currently exist.
 - 1.1.4 Ensuring the maintenance of road setbacks that are free of structures.
 - 1.1.5 Ensuring development is of a high architectural quality in accordance with good urban design principles.
 - 1.1.6 Ensuring that open space is maintained between buildings on sites, and between neighbouring sites.
 - 1.1.7 Encouraging the provision of underground car parking.
- 1.2 To avoid visually dominant buildings that overshadow public places, block views and degrade the built environment.
- 1.3 To enhance the attractiveness of the zone, including the streetscape, by:
- 1.3.1 Ensuring landscaped areas are provided in scale and proportion to the size of the building.
 - 1.3.2 Encouraging the retention of existing vegetation where appropriate, especially established trees and native vegetation.
 - 1.3.3 Ensuring the effects of developments are internalised to the site and do not detract from the amenities of neighbouring sites and roads.
- 1.4 To encourage a mix of housing types and sizes with variety in the number of bedrooms, that will support a flexible and sustainable reuse in the future, while recognising that the zoning anticipates large scale buildings and multi-unit developments in some areas capable of containing a wide mix of types and sizes.
- 1.5 To discourage the encroachment of large visitor accommodation developments into residential neighbourhoods.

Objective 2 – Multi-Unit Developments

Multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated where possible.

Policies

- 2.1 To ensure multi-unit developments are located within easy walking distance and promote safe pedestrian access, to all of the following:
- 2.1.1 Existing or proposed shops offering a range of convenience goods and services.
 - 2.1.2 An existing or programmed public transport service.
 - 2.1.3 A substantial public reserve (or reserves) that provide a range of recreational opportunities.
- 2.2 To ensure that multi-unit developments are located in areas served by all of the following:
- 2.2.1 Roads capable of handling increased traffic.
 - 2.2.2 Road frontage or nearby kerb-side areas having adequate visitor parking spaces.
 - 2.2.3 Community facilities.
 - 2.2.4 Essential public services such as water supply, wastewater and stormwater management, and refuse collection.
- 2.3 To ensure multi-unit developments are designed to achieve all of the following:
- 2.3.1 Effectively incorporate existing significant vegetation and landforms.
 - 2.3.2 Effectively cater for traffic, parking and servicing.
 - 2.3.3 Mitigate any reverse sensitivity effects arising from the proximity of non-residential activities in the vicinity.
 - 2.3.4 Incorporate suitable crime prevention through environmental design techniques in their layout and methods of access.
- 2.4 To ensure multi-unit developments are located on sites that:

- 2.4.1 Enable units to face or relate well to public streets.
- 2.4.2 Relate to nearby properties and public areas in ways that facilitate the integration of the development into the neighbourhood.

2.5 To encourage multi-unit developments to be designed and built for occupancy by local residents and to encourage flexibility within multi-unit developments built for visitor accommodation so that they may readily be used for residential housing in the future, if so needed.

Objective 3 : Vitality of Town Centres

To maintain and enhance the vitality and vibrancy of the town centres as places where visitors and residents intermingle.

Policies

- 3.1 To provide for high density residential living and visitor accommodation in the high density zone, near the town centres with good linkages to the town centres.

Explanation and reasons for adoption

By providing the opportunity for high density accommodation to locate near the town centres in suitable high density zones, the vibrancy of the town centres will be enhanced. It is desirable to have residents and visitors within walking distance of the town centres to offer convenience to residents and visitors and to promote the strength and vitality of the town centres.

Implementation Methods

i District Plan

- (a) By the use of Sub-Zones and Commercial Precinct overlays to identify land having particular character, location and/or topography, amenity and environmental values, within which appropriate development opportunities can be approved.

- (b) District Plan Rules

ii Other methods

- (a) Bylaws
- (b) Urban Design Panels
- (c) Urban design guidelines

7.2 Queenstown Residential And Visitor Accommodation Areas Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula

7.2.1 Resources, Activities and Values

Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by lower density development which allows outstanding views of Lake Wakatipu and the mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development.

High Density Residential Areas

Until recently these areas were characterised by a high density of single unit dwellings, interspersed with two or three level multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on the early tent settlements and underlying subdivision patterns reflect this with small lot sizes.

Redevelopments in the High Density Residential Zone are having a significant impact on the character, scale and density of the environment. These changes flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in residential neighbourhoods and visitor accommodation clusters that protect and enhance the amenity of both. Increasingly multi-unit developments are starting to dominate with maximum density being achieved by combining lots, major earthworks and the creation of large bulky buildings on more than four levels. Although the Zone is capable of absorbing some development of this size, it is not appropriate for every lot.

The Council recognises that there is a need to provide for high density accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones.

Different areas within the High Density Residential Zone have different characteristics in relation to location, topography, and existing character and density of built form. Much of the High Density Residential Zone is a zone of change where a significant change is anticipated as development takes place. The extent and nature of anticipated change varies in accordance with those differing characteristics. Therefore those differing characteristics are a starting point in determining the anticipated extent of change.

7.2.2 Issues

The District wide residential issues impact on, and are relevant to, residential activity and amenity in Queenstown. In addition, a number of local issues exist:

- i Protection of the predominantly low density residential environment in the Low Density Residential zone.
- ii Provision for visitor accommodation.
- iii The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments.
- iv The potential loss of public access to the lakeshore resulting from development adjacent to the lake.
- v The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity.
- vi Opportunities for increasing the sizes and mix of units within residential and visitor accommodation to provide for a variety of living environments and for flexible future re-use.
- vii Opportunities for improved sunlight admission.
- viii Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas.
- ix Access to Frankton Road for new development.
- x The need to acknowledge that settlement is a part of the landscape.
- xi Protection of airport operations ~~from noise sensitive activities~~ from any Activity Sensitive to Aircraft Noise within the Outer Control Boundary and Air Noise Boundary.
- xii Provision for a range of densities of development reflecting the existing character, location, topography and development potential characteristics of the different areas of the High Density Residential Zone.
- xiii Protection and enhancement of amenity values appropriate to the different zones and different areas within the High Density Residential Zone.

7.2.3 Objectives and Policies - Queenstown Residential and Visitor Accommodation Areas

Objectives –

1. ***Residential and visitor accommodation development of a scale, density and character, within sub zones which are separately identifiable by such characteristics such as location, topography, geology, access, sunlight or views.***
2. ***Residential development organised around neighbourhoods separate from areas of predominately visitor accommodation development. Provision for new consolidated residential areas at identified locations.***
3. ***Consolidation of high density accommodation development in appropriate areas.***
4. ***To recognise and provide for the non residential character of the Commercial Precinct overlay which is distinct from other parts of the High Density Residential Zone.***
5. ***To protect the Airport from reverse sensitivity effects of Activities Sensitive to Aircraft Noise.***

Policies:

- 1 To protect the character and amenity of the residential environments by limiting the peripheral expansion of the residential areas and promoting consolidation of the residential community with the retention of easy access to the rural area and lakeshore.
- 2 To resist any peripheral extension of zoned residential areas which would undermine clear distinctions between the residential and rural areas and result in dispersed and uncoordinated residential growth patterns.
- 3 To enhance the general character of established residential environments in terms of density, height, access to sunlight, privacy and views.
- 4 To provide for higher density residential activity around the town centres and in new areas of residential development.
- 5 To encourage additional consolidated residential activity in the District.
- 6 To provide for a residential environment which allows a range of housing types, including care for the elderly and dependent relatives.
- 7 To provide for non-residential activities in residential areas providing they meet residential amenity standards and do not disrupt residential cohesion.
- 8 To ensure the scale and extent of any new Visitor Accommodation in residential areas does not compromise residential amenity values by adversely affecting or altering existing neighbourhood character.
9. To recognise and promote the particular role of health care and community activities in meeting the social needs of the local community.
10. To reinforce the character development within the Commercial Precinct Overlay through a greater emphasis on the quality and standard of non-residential building form, while recognising that this may be of a character and scale distinct from other areas of the High Density Residential Zone.
11. *To require as necessary mechanical ventilation of any Critical Listening Environments within any new and alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise on sites within the Outer Control Boundary and require sound insulation and mechanical ventilation for any Critical Listening Environment within any new and alterations and additions to existing buildings containing Activity Sensitive to Aircraft Noise within the Air Noise Boundary, to achieve an Indoor Design Sound Level of 40 dB Ldn, based on the 2037 Noise Contours.*

Implementation Methods

The objectives and associated policies will be implemented through:

i District Plan

- (a) Zone to enable a range of residential and visitor accommodation and non residential activity areas clearly delineated by zone and subzone boundaries and the commercial precinct overlay.
- ~~(b) Rules to require mechanical ventilation of any Critical Listening Environments within new and alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise on land sites within the Outer Control Boundary to achieve an Indoor Design Sound Level of 40 dB Ldn, based on the 2037 Noise Contours.~~
- ~~(c) Rules to require sound insulation and mechanical ventilation of any Critical Listening Environments within new and alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise on land sites within the Air Noise Boundary to achieve an Indoor Design Sound Level of 40 dB Ldn, based on the 2037 Noise Contours.~~
- ~~(d) A requirement within the Aerodrome Designation for Queenstown Airport Corporation Limited to prepare and implement a Noise Management Plan in consultation with affected property owners for existing buildings within the 2037 60 dB Noise Contour.~~

Explanation and Principal Reasons for Adoption

The policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. In addition, the policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The policies

promote and enable high density development in appropriate locations. The policy relating to sound insulation and mechanical insulation ventilation from the noise effects of aircraft using Queenstown Airport seeks to manage the adverse effects on the health and well-being of the residential community around the Airport as far as practicable.

The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values.

Refer 7.5.4

7.2.4 Environmental Results Anticipated

Implementation of the policies and methods for management relating to the established residential areas will result in:

- i Maintenance of the general character and scale of existing residential areas with sites being dominated by open space rather than buildings, providing the opportunity for tree and garden planting around buildings.
- ii Existing residential activity characterised by low building coverage and building height, but with opportunity for variety in building design and style.
- iii Maintenance of a residential environment which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy.
- iv Maintenance of the opportunities for views consistent with the erection of low density, low height buildings.
- v The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual distraction, traffic and on-street parking congestion, traffic safety and other hazards.

- vi Residential coherence except in circumstances of established non-residential uses or where a local need prevails for non-residential activities ancillary to the surrounding residential environment.
- vii Maintenance of water quality and availability for residential and other activities.
- viii New residential areas providing for higher density living environments with good integration of open space, aspect, circulation and regard for energy efficiency and convenience to facilities.
- ix Protection of the major visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand.
- x The provision of high density development adjacent to Queenstown Town Centre.
- xi Achieving an appropriate balance between retention of existing character and providing for new development in areas of change.

7.3 Wanaka Residential Areas

7.3.1 Resources, Activities and Values

Wanaka is the second largest residential area in the District. The town provides an attractive environment for both permanent and holiday residents generally maintaining a low density residential environment. There is some high density development provided for. There is little intrusion of non-residential activity in the main residential areas and residential development has generally occurred at a low density reflecting the preferred lifestyle of the residents and holiday home owners. The purpose of the policies in the Plan is to enhance that position.

High Density Residential Areas

Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential

purposes and underlying subdivision patterns reflected this with small lot sizes.

Redevelopments in the high density residential zone are having a significant impact on the character, scale and density of the environment. These changes flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in residential neighbourhoods and visitor accommodation clusters that protect and enhance the amenity values of both.

7.3.2 Issues

The District wide residential issues impact on and are relevant to residential activity and amenity in Wanaka residential areas. In addition, a number of local issues exist:

- i Protection of the surrounding rural landscape from inappropriate development.
- ii The need for rural living opportunities in close proximity of or abutting the town.
- iii Retention of low density residential development.
- iv Noise control.
- v Opportunities for peripheral expansion.
- vi The potential adverse effects that inappropriate development can have on the lakeshore.
- vii Tree planting can lead to the shading of neighbouring sites.

7.3.3 Objectives and Policies - Wanaka Residential and Visitor Accommodation Areas

Objectives:

1. ***Residential and visitor accommodation development of a scale, density and character within sub zones that are separately identifiable by such characteristics as location, topology, geology, access, sunlight or views.***

2. **Low density rural living development in identified locations in close proximity to Wanaka.**
3. **Retention of the general character of the residential environments in terms of density, building height, access to sunlight, privacy and views.**
4. **To provide for the expansion of the Catholic School in Wanaka within the thresholds of the Low Density Residential Zone.**

Policies:

- 1 *To provide for some peripheral expansion of the existing residential areas of the towns in a manner that retains the consolidated form of the towns.*
- 2 *To provide for rural living opportunities as part of the Wanaka environs.*
- 3 *To provide limited opportunity for higher density residential development close to the Wanaka town centre.*
- 4 *Residential development organised around neighbourhoods separate from areas of predominately visitor accommodation development.*
- 5 *Avoid the planting and locating of inappropriate tree species so as to reduce the impact of excessive shading and loss of vistas.*
- 6 *To provide for the expansion of the Catholic School over time as the number of pupils increase, within the framework of the Low Density Residential zone.*
- 7 *To ensure that safe road and pedestrian access is provided to the school from the Kirimoko Block and to surrounding neighbourhoods.*

Implementation Methods

The objectives and associated policies will be implemented through:

i District Plan

- (a) To enable a range of residential and visitor accommodation areas clearly delineated by zone and sub zone boundaries.
- (b) To limit the highest density developments to the narrow strip of land fronting Lakeside Road up to Beacon Point Road.

ii Other Methods

- (a) Review of the Outline Development Plan for Peninsula Bay by the Urban Design Panel.
- (b) A public open day to review the Outline Development Plan for Peninsula Bay.

Explanation and Principal Reasons for Adoption

The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at promoting and protecting the current general form and density of development and to enhance the residential areas by way of greater care for the relationship of the residential areas to the surrounding rural and lakeshore environments. In all respects the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers.

The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth.

7.3.4 Environmental Results Anticipated

Refer Clause 7.2.4.

7.4 Arrowtown Residential Areas

7.4.1 Resources, Activities and Values

Arrowtown is an important residential area in the District. Over the last decade and principally through the operation of specific planning controls, the historic character of the central part of the residential area has been retained and enhanced.

The residential area of Arrowtown falls into two distinct areas:

- i the historic inner area of the town;
- ii the surrounding residential development.

The balance of surrounding residential area forms part of the District's low density residential resource and does not contain the heritage or character elements that make up the central residential area.

The central area covers that part of the residential area of Arrowtown which has a distinctive character and atmosphere which has evolved from the pattern set at the time of early gold mining in the District. This the character and atmosphere depends upon the relationship developed between generally large sites established at the time of original subdivision, the small individual residential buildings erected during the development of the town and the wide road reserves with narrow sealed carriageways. This relationship has created a situation in which wide grass verges with surface drainage and mature street trees combine with the variety of mature trees and shrubs on the private land to produce the amenity values that have become associated with Arrowtown.

Buildings in the historic area are of such importance to its character that specific controls are necessary to protect the present development and to encourage future development to reflect the historic, aesthetic and amenity characteristics and values of the existing development. In most parts of this area, these buildings combine with the avenues of street trees and proximity to the historic town centre to provide a significant physical and natural resource of considerable interest and value to residents and visitors.

7.4.2 Issue

Loss of the essential character of the Arrowtown historic residential area through inappropriate development.

The essential character of Arrowtown is important because it provides a unique natural and physical resource for its residents. It is a source of identity for the town and a physical resource which can be sustainably managed as an attraction to visitors who contribute to the general welfare of the community.

The essential character is contributed to by a roading and subdivision pattern set out at the time of the establishment of the town. The essential character is determined by lot size, scale of buildings in relation to lot size and streetscape, a building resource containing structures of historic importance and a streetscape with a remarkably consistent pattern throughout the area originally laid out for the town.

Inappropriate development would generally detract from and undermine this character and the amenity values of Arrowtown.

7.4.3 Objectives and Policies - Residential Arrowtown Historic Management Zone

Objectives:

1. ***Development undertaken in the historic residential area to retain or enhance the present character and avoid any adverse effects on the amenity values of the area.***
2. ***Residential development characterised by low density and low height.***
3. ***Consolidation of the residential area of the town.***

Policies:

- 1 *To establish a Residential Historic Management Zone around the historic town centre of Arrowtown in which particular controls are applied to conserve the residential heritage and building character.*
- 2 *To control the subdivision of land in such a way that the character resulting from the existing large lot sizes in the residential area is retained.*
- 3 *To control the form and location of buildings in such a way that the character resulting from the existing scale of development is retained or enhanced.*
- 4 *To identify and protect buildings or groups of buildings of particular architectural, historic or cultural value.*

Refer also Part 13

- 5 *To protect and retain the historic roading patterns in such a way that they will continue to serve the changing needs of the community.*
- 6 *To identify and protect those elements contributing to the character of the streetscape.*

Refer also Part 13

- 7 *To control the external appearance of buildings in such a way that the buildings do not detract from the character of the Residential Historic Management Zone.*
- 8 *To limit the expansion of the residential area outside of the identified zone boundaries.*

Implementation Methods

The Objectives and associated Policies will be implemented through a number of methods including:

i District Plan

- (a) District Plan rules to ensure:
 - (i) lot sizes sufficient to provide for low site coverage;
 - (ii) using existing buildings to determine street setbacks;
 - (iii) limiting multi-unit development;
 - (iv) reduced site coverage;
 - (v) strict control on building heights;
 - (vi) identification and protection of groups of buildings;
 - (vii) protection of the historic roading pattern and street trees;
 - (viii) new buildings constructed in a manner sympathetic in scale, materials and finishes to their surroundings and all existing buildings managed or altered in a manner similar in material and finishes to its original style.

ii Other Methods

- (a) Preparation of an information guide to explain the importance of features covered by the protection list.
- (b) Ongoing maintenance and reconditioning of the sumps and channels associated with the open swale stormwater drainage system.

Explanation and Principal Reasons for Adoption

Arrowtown provides a unique built heritage resource with outstanding visual amenities. The policies are directed at protecting, enhancing and sustaining that resource and those amenity values. The special amenity of Arrowtown creates a distinctive precinct which contributes to the sense of identity and historical continuity of the locality and the District. It contributes a significant number of heritage features which provide a coherence, diversity and historic value that is worthy of protection and enhancement.

Site coverage is an important factor in establishing the character of the area as a whole. With existing site coverage for the main buildings averaging 17% within a range from 7% to 31%, the site for an average building of 100m² should be in the order of 600m², with an overall coverage including accessory buildings and sealed surfaces of 30%.

Multi-unit dwellings are not characteristic of the area and any attempt to provide for multi-unit dwellings, in a way which increases density of development without subdivision, will undermine the character of the area by creating de facto subdivisions by way of unit or cross lease title.

For existing lots with existing buildings, the main structure, not accessory buildings, will provide the dimension of the front yard. This will have the beneficial effect of allowing the existing relationship between the buildings and the street frontage to be the norm and thus retain the character created by that relationship. A standard front yard requirement would result in that yard eventually becoming the pattern, which would completely destroy the character associated with the area. The range within the front yard average of 9m is from 2.5m to 18.25m determined through detailed analysis of the existing sites. An examination of corner sites indicates that the typical setback used in past development applied to one street frontage only. Sufficient variation will result by applying front yard requirements to one frontage only. As a result, development will continue to provide the same type of random setback which is characteristic of the present development.

The height of buildings will be controlled to achieve a scale that conforms to the general character established by the historic development of the town. In the historic area the character is determined by the predominance of single storey buildings with a few buildings, both old and relatively new, of two storeys. Allowing for steeply pitched roofs buildings should be restricted to a maximum of two effective storeys.

The preparation of an information guide suitable to explain the importance of features covered by the protection list for the maintenance and conservation of these unique and special features. This is an important aspect of any conservation plan which is in part dependent upon the goodwill of the owners. Some of the rules which apply to development in this area are intended to make the conservation and continued use of these buildings and sites easier for the owner. It is important that correct advice and assistance be given to the owners in exchange for the restriction the community has suggested.

An essential element of the character of the area is provided by the streets. It is important for visitors that these present a clear and easily read pattern. Much of this can be provided by clear signage and design. The major streets

should also be distinguished from local roads and appropriate works programmes implemented to achieve this objective.

Provision for the conservation and maintenance of street trees by a qualified arborist shall be made, with a commitment to replacement planting and new planting in character with existing street planting within the town.

Both of the above matters will provide an assurance to the community that the special constraints on development in the Arrowtown Historic Management Areas (residential and town centre) will be matched by a commitment of the Council to retain and maintain the street pattern essential to the special character of the area.

The development and redevelopment of buildings must be treated with care. Superficial imitation of genuine historic features can lead to confusion between old and the new, with little advantage to either. It is important that the general character of the area be protected by all buildings being maintained or altered in a way sympathetic to their original construction and materials. This is especially important with listed buildings which should be subject to special protection and assistance in the form of guidance and advice. It is more important that new buildings reflect the scale and character of the Arrowtown Historic Management Area, rather than imitate a particular age and style of building.

7.4.4 Environmental Results Anticipated

Implementation of the policies and methods for management relating to the Arrowtown historic residential area will result in:

- i The conservation of an historical resource which is of special amenity value for the District and the country.
- ii A reasonable standard of privacy and amenity for residents of the zone.
- iii New development and redevelopment which enhances the character of the zone.
- iv Retention and enhancement of the characteristics of openness, small scale and low density.

- v Retention of the visual amenity of the area within the zone, particularly the relationship in terms of scale and location between buildings and vegetation.
- vi Retention of the historic roading pattern and in particular characteristics which contribute to the streetscape.
- vii The exclusion of activities which do not contribute to or promote the historic residential character of the zone.

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