

Arrowtown Residents – What does the Queenstown District Plan Review mean for you?

The District Plan Review has been notified. Submissions from the public close on 23 October 2015.

Arrowtown is proposed to be zoned a mix of low density residential, medium density residential and Arrowtown Residential Historic Management Zone:

<http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Maps/Map-27-Arrowtown.pdf>

In the operative Plan, Arrowtown's zones are limited to just low density residential and the Residential Arrowtown Historic Management Zone.

The proposed low density residential provisions will allow denser development with limited neighbour consultation. The Proposed Plan also introduces a completely new zone called medium density. The medium density provisions are now proposed for the area approximately bounded by Kent, Suffolk, Criterion, Norfolk, Bute, Preston, Adamson and Foxs Terrace (low density residential under the operative plan), and allow for even more dense development than the existing low density residential zone.

For Residents:

Current Plan low density – what is allowed without neighbour consultation?

- Subdivision and residential density of 1 residential unit per 600m² site
- Residential density (not subdivided) of one dwelling per 600m²
- If buildings built first (before subdivision), subdivision density can increase to 1 residential unit per 450m² site

Proposed Plan low density – what will be allowed without neighbour consultation?

- Subdivision and residential density of 1 residential unit per 450m² site
- Residential density (not subdivided) of one dwelling per 300m²
- If resource consent is obtained first (no requirement to build first) density can increase to 1 residential unit per 300m² site

Proposed Plan medium density – what is anticipated as appropriate

- Subdivision to a minimum lot area of 250m²
- Development density of 1 residential unit per 250m² site
- No density minimum and no neighbour consultation where the development achieves certification to a minimum 6-star level (NZ Green Building Council)

Here's an example of development of a 1250m² vacant lot:

- Under the current plan for areas in the LDR zone, a 1250m² lot can be subdivided into 2 lots and/or 2 240m² houses built.
- Under the new LDR zone in the proposed plan, the 1250m² can be subdivided into 4 300m² lots and/or 4 120m² houses built.
- Under the new MDR zone in the proposed plan, the 1250m² can be subdivided into 5 250m² lots with minimum dimensions of 12m x 12m. The subdivision could provide an even greater density than this depending on the quality of the building design.

For Developers:

Current Plan – What you know you can subdivide

- Refer above under the heading "Current Plan" – that density of subdivision is allowed as a controlled activity – Council cannot refuse consent – developers have certainty.

Proposed Plan – What you know you can subdivide

- Refer above under the headings "Proposed Plan" – that is theoretically what you might be able to subdivide, but the subdivision activity status is now fully discretionary. This means there is no certainty.
- Referring to the 1250m² example above, a developer will not know for certain how many residential lots can be subdivided from a 1250m² site without first applying to Council and obtaining a fully discretionary subdivision consent. The decision as to how many lots can be created from a site will depend upon the opinion of Council planners.

Arrowtown Residential Historic Management Zone

This zone has the same footprint as in the operative plan. The density of this zone remains at one dwelling per 650m² net site area, and unlike other residential zones, infill housing is not anticipated. New features include:

- Alteration of any building now requires resource consent
- A new recession plane requirement.
- Non-residential buildings will be subject to the same requirements as residential buildings.
- Commercial activities (with the exception of visitor accommodation) are proposed to be "non-complying" meaning consent will be more difficult to obtain.

Some questions you might want to consider:

1. Do you generally agree with the increased density for all Queenstown's low and medium density residential areas?
2. Should the wider Arrowtown township be treated the same as other residential areas in Queenstown or does it have a character that deserves different treatment?
3. Should a developer or landowner have certainty about what can be achieved through a residential subdivision without having to go through a fully discretionary subdivision consent process?
4. Should commercial development in the Historic Management Zone be more tightly controlled?

If you want to have input into these District Plan Review issues, contact our team of local experts for help:

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