

## **Queenstown District Plan Review**

### **Kelvin Heights**

#### **- 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. Kelvin Heights will be zoned the same as areas such as Fernhill/Sunshine Bay, Frankton, uphill of Frankton Road, Arthurs Point and most of Arrowtown. The zone is a "Low Density Residential" zone. The provisions for the Low Density Residential zone will enable more dense residential development than currently, with minimal ability for neighbours to have any say about denser development.

#### **For Residents:**

##### **Current Plan – what is allowed without neighbour consultation?**

- Subdivision and residential density of 1 residential unit per 600m<sup>2</sup> site
- Residential density (not subdivided) of one dwelling per 600m<sup>2</sup>
- If buildings built first (before subdivision), subdivision density can increase to 1 residential unit per 450m<sup>2</sup> site

##### **Proposed Plan – what will be allowed without neighbour consultation?**

- Subdivision and residential density of 1 residential unit per 450m<sup>2</sup> site
- Residential density (not subdivided) of one dwelling per 300m<sup>2</sup>
- If resource consent is obtained first (no requirement to build first) density can increase to 1 residential unit per 300m<sup>2</sup> site

##### **Here's an example of development of a 1200m<sup>2</sup> vacant lot (no consultation with neighbours required):**

- Under the current plan the 1200m<sup>2</sup> can be subdivided into 2 lots and/or 2 240m<sup>2</sup> houses built.
- Under the proposed plan the 1200m<sup>2</sup> can be subdivided into 4 300m<sup>2</sup> lots and/or 4 120m<sup>2</sup> houses built.

#### **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 heading "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 1200m<sup>2</sup> example above, a developer will not know for certain whether 2, 3 or 4 residential lots can be subdivided from a 1200m<sup>2</sup> site without first applying to Council and obtaining a fully discretionary subdivision consent. The decision as to whether 2, 3 or 4 lots can be created from a 1200m<sup>2</sup> site will depend upon the opinion of Council planners.

**Some questions you might want to consider:**

- Do you generally agree with the increased density for all Queenstown's low density residential areas?
- Should Kelvin Heights be treated exactly the same as other residential areas or does it have a character that deserves different treatment?
- Should a neighbour be able to obtain consent for 4 units, and then subdivide and sell 4 vacant lots without building the units first (with the result that the 4 units may be built separately at separate times).
- 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?

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

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