

## **Attachment [B] – Proposed Changes to Chapter 13 (Wanaka Town Centre) and Chapter 15 (Local Shopping Centre Zone) of the PDP**

\*Added text underlined and deleted text ~~strikethrough~~

### **Chapter 13 – Wanaka Town Centre**

**13.2.3 Objective** – *Wanaka town centre retains a low scale built form that maintains a human scale.*

#### ***Policies***

**13.2.3.1** – *Ensure that development generally comprises a scale of two to three storeys, with potential to develop a recessed fourth storey in the Wanaka Height Precinct.*

~~**13.2.3.2** – *Provide for consideration of minor height infringements where they help achieve higher quality design outcomes and do not significantly adversely affect amenity values.*~~

#### **Rule 13.5.8 - Maximum building height for all buildings other than those in the Wanaka Height Precinct**

**The maximum building height shall be:**

**13.5.8.1** ~~8m~~ 10m to the eave line

**13.5.8.2** ~~10m~~ 12m to the ridge line

### **Chapter 15 – Local Shopping Centre**

#### ***Policies***

**15.2.2.4** - *Place specific controls on the bulk and location of buildings on sites adjoining ~~Residential zoned properties~~ residential activities to ensure that an appropriate standard of residential amenity is maintained.*

**15.2.2.6** - *Ensure that outdoor storage areas and car parks are appropriately located and screened to limit any adverse visual effects and to be consistent with established amenity value*

#### **Rule 15.5.1 - Building Coverage**

Maximum building coverage - 75%.

\*Discretion is restricted to consideration of all of the following:

- The effects on the quality of the overall streetscape; ~~and~~
- The ability to meet outdoor storage requirements.
- Impacts on adjoining properties in respect if privacy and overlooking
- Impacts on views from adjoining properties
- Impacts on adjoining properties in respect of dominance
- Access to sunlight and impacts of shading

Assessment matters could also be included to give greater guidance more certainty in respect of these matters.

**Rule - 15.6.2 - The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited notified:**

15.6.2.1 Buildings.

~~15.6.2.2 Building coverage.~~

**Rule - 15.6.3 - The following Restricted Discretionary activities will not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:**

15.6.3.1 Setbacks and sunlight access – sites adjoining any Residential zone, Township Zone or public open space.

15.6.2.2 Building coverage.

**New Rule - Setback – Cardrona Valley Road Local Shopping Centre Zone**

No buildings, structures, roads or car parks are permitted within 20 metres of the zones south eastern boundary.

Non compliance with this rule shall be a non-complying activity.

**New Rule - Building Height – Cardrona Valley Road Local Shopping Centre Zone**

The maximum height of any building or structure within 15m of the northern boundary of the 20m setback referred to in rule [x] shall not exceed 5.5m.

Non compliance with this rule shall be a non-complying activity.