

Queenstown Lakes District Proposed District Plan – Stage 1

**Section 42A Hearing Report
For Hearing commencing: 28 November 2016**

Report dated: 2 November 2016

Report on submissions and further submissions
Chapter 13 - Wanaka Town Centre

File Reference: Chp. 13 - S42A

Contents:

1. Executive Summary
2. Introduction
3. Code of Conduct
4. Scope of this Evidence
5. Statutory Background and Relevant Background Documents
6. Scope Issues
7. Overview of the Issues
8. Analysis of Submissions
9. Issue 1 - Building height and the height precinct
10. Issue 2 - Noise limits, the introduction of the Town Centre entertainment precinct (TCEP), and acoustic insulation
11. Issue 3 - The quality of urban design outcomes and built form (bulk and location and urban design-related provisions, including those relating to verandas)
12. Issue 4 - Transportation (limited in scope to the policy framework that is already included within chapter 13 in relation to such matters)
13. Issue 5 - Miscellaneous.
14. Conclusion

- Appendix 1. Recommended revised chapter
- Appendix 2. List of Submission points with recommended decision
- Appendix 3. Section 32 Report
- Appendix 4. Section 32AA evaluation of the recommended changes
- Appendix 5. Town Centre Character Guideline
- Appendix 6. Maps showing all titles and landholdings greater than 1400m²

I have also referred to and relied on the following evidence filed alongside this section 42A report:

Dr Stephen Chiles, Acoustic Engineering – statement dated 2 November 2016.
Mr Timothy Church, Urban Design – statement dated 2 November 2016.
Ms Sian Swinney, Alcohol Licensing – statement dated 2 November 2016.

1. EXECUTIVE SUMMARY

1.1. It is recommended that the majority of the provisions in the Wanaka Town Centre (**WTC** or **WTCZ**) Chapter 13 of the Proposed District Plan (**PDP**) should be retained generally as notified and as supported in the section 32 (**s32**) assessment (see **Appendix 3**). The provisions, as recommended to be amended in this report, are considered to be more effective and efficient than the notified version, and an appropriate means of achieving the purpose of the Resource Management Act 1991 (**RMA**).

1.2. Key reasons include:

- a. The objectives provide for the Town Centre to continue to be the principal commercial, entertainment, and cultural centre for the wider Wanaka area in a manner that enables the community to provide for its social and economic wellbeing while appropriately managing effects on character and amenity;
- b. The policies and rules achieve the objectives by enabling some intensification through relaxing height and coverage in parts of the Town Centre; requiring high quality development through design control and guidelines; maintaining a human scale throughout the Town Centre; and allowing an increase in noise in parts of the town while ensuring that effects on sensitive uses are minimised;
- c. The framework and style is concise and legible; and
- d. The key resource management issues are addressed.

1.3. I have recommended several changes to the proposed provisions in order to better achieve the purpose of the RMA. These are shown in the tracked changes version of the chapter attached as **Appendix 1**. A number of these relate to minor changes, or wording changes that provide better expression but do not amount to substantive policy shifts. The following key changes are recommended:

- a. A minor amendment to notified Policy 13.2.3.1 and a small extension of the height precinct by amending Planning Map 21;
- b. A minor amendment to apply more restrictive noise limits on those sites north of Ardmore Street;
- c. A new maximum building coverage rule (redraft 13.5.13) on developments covering an area more than 1,400m²;
- d. A minor amendment to notified Policy 13.2.6.1 to acknowledge that traffic and car parking management are integral to enhancing pedestrian amenity;

- e. A minor amendment to notified Policy 13.2.2.1 to further clarify the role of the Town Centre Transition overlay; and
- f. A minor amendment to notified Rule 13.4.4 relating to discretion over natural hazards when considering consents for buildings.

1.4. Section 32AA evaluations (in **Appendix 4**) have been undertaken in relation to the small extension of the height precinct; the application of more restrictive noise limits on those sites north of Ardmore Street; the new maximum building coverage rule on developments covering an area more than 1,400m²; and the amended matter of discretion in relation to natural hazards.

2. INTRODUCTION

2.1. My name is Victoria (Vicki) Sian Jones. I am a private consultant contracted by the Queenstown Lakes District Council (**Council**) to prepare the Section 42A report on Chapter 13 of the PDP. I am a full member of the New Zealand Planning Institute. I hold the qualifications of Bachelor of Resource and Environmental Planning (first class honours), with a major in economics from Massey University. I have over 21 years' planning experience, and have worked as a planner in the Queenstown Lakes District (**District**) for 17 years. During my time in this District, I have held the positions of Consent Planner, Policy Planner, and Policy Manager with CivicCorp Limited; Strategy and Planning Manager with the Council and have worked as a planning consultant for the past 9 years. During that time, I have presented Environment Court evidence in the hearings on the (now operative) District Plan and was responsible for a large number of variations and plan changes to that Plan (either as the author or in a management role).

2.2. Specifically relevant to the Wanaka Town Centre chapter, I provided planning advice to the Council in respect of the Wanaka 2020 Plan (2002); established and was a member of the Wanaka Urban Design Panel (2006); project managed the initial Wanaka Structure Plan process (2004) and the Commercial Land Needs – Queenstown Lakes District Study (2006); and was the author of the Three Parks Zone plan change, which is intended to provide a second, complementary commercial centre for Wanaka as it matures.

2.3. I note that I was not the author of the notified WTC chapter in the PDP.

3. CODE OF CONDUCT

3.1. Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person. I am authorised to give this evidence on the Council's behalf.

4. SCOPE OF THIS EVIDENCE

- 4.1. My evidence addresses the submissions and further submissions received on the notified WTC chapter and any subsequent amendments to the planning maps as they relate to the Town Centre Height Precinct. It is acknowledged that this is a change to the planning maps, but in considering submissions it was apparent that the location of the Town Centre Height Precinct was directly related to the submissions on height, and therefore I have recommended that mapping change in this report.
- 4.2. The Table in **Appendix 2** outlines whether individual submissions are recommended to be accepted, accepted in part, rejected, considered to be out of scope, or deferred to another hearing stream.
- 4.3. Although this evidence is intended to be a stand-alone document and to meet the requirements of s42A of the RMA, the Wanaka Town Centre Section 32 report is also attached as **Appendix 3**.
- 4.4. In this evidence, I discuss the issues raised by submitters under broad headings, and where I recommend significant changes of substance to the proposed provisions I assess those changes in terms of Section 32AA of the RMA (as set out in **Appendix 4**).

5. STATUTORY BACKGROUND AND RELEVANT BACKGROUND DOCUMENTS

- 5.1. The following legislation and higher order statutory and planning documents are relevant when considering the appropriateness of Chapter 13.

The Resource Management Act (RMA)

- 5.2. The RMA and in particular the purpose and principles in Part 2, which require councils to promote the use, development and protection of the natural and physical resources for current and future generations in order to provide for the 'four well beings' (social, economic, cultural and environmental). While Chapter 13 does not relate to any matters of national importance (s 6) the following s 7 matters are relevant and shall be had regard to when preparing the chapter:
 - a. The efficient use and development of natural and physical resources;
 - b. the maintenance and enhancement of amenity values;
 - c. maintenance and enhancement of the quality of the environment; and
 - d. any finite characteristics of natural and physical resources.

The Local Government Act 2002 (LGA)

5.3. The LGA and in particular section 14, which emphasises the importance of taking an intergenerational approach to decision-making and the need to take into account the four well beings.

Operative Otago Regional Policy Statement (1998) (Operative RPS)

5.4. Section 75(3) of the RMA requires that a district plan prepared by a territorial authority must "*give effect to*" any regional policy statement. In particular Chapter 9 of the Operative RPS relates to the Built Environment.

5.5. The relevant objectives and policies include Objectives 9.4.1 and 9.4.3 and Policies 9.5.1 - 9.5.5. Together these strive to achieve sustainable management of the built environment in a manner that meets the needs of the community and which avoids, remedies, or mitigates adverse effects by recognising cultural relationships; promoting the efficient development and use of infrastructure (including the transport network); minimising effects of urban development on the environment (including in relation to noise, amenity, and community values); and enhancing people's quality of life (including people's health and safety).

5.6. In my opinion, for the reasons outlined in the Section 32 evaluation (in **Appendix 3**), the WTCZ chapter is consistent with this policy framework, contributing toward a compact urban core, which makes efficient use of resources, will meet foreseeable future needs, minimises adverse effects, and indeed, strives to result in positive effects.

Proposed Otago Regional Policy Statement 2015 (PRPS)

5.7. Section 74(2) of the RMA requires that a district plan prepared by a territorial authority shall "have regard to" any proposed Regional Policy Statement. The PRPS was notified for public submissions on 23 May 2015, and decisions on submissions were released on 1 October 2016.

5.8. The following objectives and policies (referring to the decision numbering) are relevant to Chapter 13:

- a. Objective 4.4 (notified as 3.6) and Policy 4.4.6 (notified as 3.6.6);
- b. Objective 4.5 (notified 3.7 and 3.8 combined) and policies 4.5.1, 4.5.3, 4.5.4, 4.5.5, 4.5.6 (notified as 3.8.1, 3.7.1, 3.7.2, 3.7.3, 3.7.4); and
- c. Objective 5.3 (notified 4.3) and Policy 5.3.3 (notified as 4.3.4).

- 5.9. In summary, together these objectives and policies aim to ensure energy supplies to communities are secure and sustainable; that urban growth and development is well designed, reflects local character and integrates effectively with adjoining urban and rural environments; and that sufficient land is managed and protected for economic production.
- 5.10. The changes made to the PRPS that are relevant to the WTCZ chapter, through its decision, are relatively minor and in my opinion, will not have any effect on the appropriateness of the recommended revised PDP chapter 13. I consider that revised Chapter 13 will give effect to the PRPS (when it becomes operative).

Iwi Management Plans

- 5.11. When preparing or changing a district plan, section 74(2A) of the RMA states that local authorities must "take into account" any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district. Two iwi management plans are relevant:
- a. *The Cry of the People, Te Tangi a Tauria: Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 (MNRMP 2008)*; and
 - b. *Kāi Tahu ki Otago Natural Resource Management Plan 2005 (KTKO NRMP 2005)*.

Monitoring Report for the Town Centre Zones - May 2012

- 5.12. This report monitored the efficiency and effectiveness of the operative Town Centre provisions. It was based on a desk-top analysis of consent applications processed between 2004 and 2011 and the findings from this were considered alongside the consultation that was undertaken as part of preparing the respective Town Centre strategies. In summary, the monitoring report identified that:
- a. The provisions are relatively effective but that various changes were necessary to improve effectiveness, including a need for stronger objectives and policies, a revision of the provisions in order to better manage reverse sensitivity in regard to noise, and a review of site and zone standards and assessment matters.
 - b. An average of six resource consents were processed annually for activities/ development within the Wanaka Town Centre between 2003 and 2011, with none being notified; a relatively high proportion being for restricted discretionary and non-complying activities (39%), and a relatively high proportion being for (full discretionary) licensed premises (24%), although I note that those recorded only equal 94%. No analysis of costs was undertaken.

PDP Strategic Directions Chapter 3

- 5.13. This chapter sets out the over-arching strategic direction for the management of growth, land use and development in the District and gives direction to the rest of the plan. The following objectives¹ are relevant to Chapter 13:

Objective 3.2.1.1 - The Queenstown and Wanaka town centres are the hubs of New Zealand's premier alpine resorts and the District's economy.

Objective 3.2.1.4 - The significant socioeconomic benefits of tourism activities across the District are provided for and enabled.

Objective 3.2.1.5 - Development of innovative and sustainable enterprises that contribute to diversification of the District's economic base and create employment opportunities.

Objective 3.2.2.2 - Development in areas affected by natural hazards is appropriately managed.

Objective 3.2.3.1 - A built environment that ensures our urban areas are desirable and safe places to live, work and play.

Objective 3.2.3.2 - Development is sympathetic to the District's cultural heritage values.

Objective 3.2.6.3 - A high quality network of open spaces and community facilities.

Objective 3.2.6.4 - Safe and healthy communities through good quality subdivision and building design.

- 5.14. Chapter 13, as recommended (see **Appendix 1**), is considered to implement these objectives and the supporting policies which, in my view, provide clear and concise direction in relation to how the Council aims to maintain and enhance the existing key commercial, civic and cultural hubs of the District.

Urban Development - Chapter 4

- 5.15. This chapter sets out the objectives and policies for managing the spatial location and layout of urban development within the District. The following objectives² are relevant to Chapter 13:

Objective 4.2.1 - Urban development is integrated with infrastructure and services and is undertaken in a manner that protects the environment, rural amenity and outstanding natural landscapes and features.

Objective 4.2.3 – Within Urban Growth Boundaries, provide for a compact and integrated urban form that limits the lateral spread of urban areas, and maximises the efficiency of infrastructure operation and provision.

1 Strategic Direction Hearings – Recommended Revised Chapter – Reply 07/04/2016

2 Strategic Direction Hearings – Recommended Revised Chapter – Reply 07/04/2016

Objective 4.2.8 - Manage the scale and location of urban growth in the Wanaka Urban Growth Boundary.

- 5.16. Chapter 13, as recommended, is considered to be consistent with these objectives and the supporting policies which, in my view, provide clear and concise direction in relation to how the Council aims to manage growth within the urban growth boundaries.

Tangata whenua - Chapter 5

- 5.17. This chapter sets out the objectives and policies for ensuring tangata whenua issues are appropriately considered throughout the District Plan. The following objective and policy³ are most relevant to Chapter 13:

5.4.2 Objective - Provide for a Ngāi Tahu presence in the built environment

5.4.2.1 Collaborate with Ngāi Tahu in the design of the built environment including planting, public spaces, use of Ngāi Tahu place names and interpretive material.

- 5.18. Particularly with the inclusion of notified Policy 13.2.2.4, I consider that Chapter 13 is consistent with this objective and policy.

Proposed National Policy Statement on Urban Development Capacity (NPSUDC)

- 5.1. The Minister for the Environment notified the Proposed NPSUDC for public consultation on 2 June 2016, with submissions closing on 15 July 2016. The scope of the proposed NPSUDC relates to the provision of development capacity in local authority plans to address both housing and business needs. The NPSUDC is in draft only and does not hold any statutory weight.
- 5.2. The proposed NPSUDC identifies Queenstown as a 'secondary urban area' and a high growth urban area as Queenstown is projected to experience population growth of over 10% in the next 10 years. The NPSUDC applies objectives and policies for local authorities to implement through its planning documents. I note that QLDC lodged a formal submission (dated 14 July 2016) with the Ministry for the Environment which, amongst other matters, seeks clarification as to the extent of the geographic area that the NPSUDC would apply to (i.e. whether the references to 'Queenstown' include the entire Wakatipu Basin). Insofar as the remaining geographic area of the District, Wanaka is not listed as a 'main urban area' or a 'secondary urban area' in Appendix 1 of the NPSUDC Consultation Document, as such the NPSUDC has less bearing on areas of the District outside of Queenstown.
- 5.3. The following objectives of the proposed NPSUDC are of relevance:

3 Queenstown Lakes District Council Proposed District Plan 2015 – Revised Chapter – Reply 07/04/2016

- i. OA1: To support effective and efficient urban areas that enable people and communities to provide for their social, economic and cultural wellbeing.
- ii. OA2: To provide sufficient residential and business development capacity to enable urban areas to meet residential and business demand.
- iii. OA3: To enable ongoing development and change in urban areas.
- iv. OB1: To ensure plans and regional policy statements are based on a robust, accurate and frequently-updated evidence base.
- v. OC1: To promote coordination within and between local authorities and infrastructure providers in urban areas, consistent planning decisions, integrated land use and infrastructure planning, and responsive planning processes.
- vi. OD1: To ensure that planning decisions enable urban development in the short, medium and long-terms.
- vii. OD2: To ensure that in the short and medium terms local authorities adapt and respond to market activity.

5.4. The above objectives (although they hold no legal weight at present) are reflected in the BMUZ provisions through enabling more capacity within the Zone than that enabled by the ODP Business Zone for both residential and business activities.

5.5. I became aware on 1 November 2016, when finalising this s42A report, that the final National Policy Statement on Urban Development Capacity⁴ has been approved. I have not had an opportunity to consider the approved version in this s42A, but will do so prior to the Business hearing.

6. SCOPE ISSUES

6.1. Submitter 156 (Kai Whakapai) requests that, in relation to notified Policy 13.2.5.7, buskers licences from premises should be encouraged, where their location and outside space is appropriate, with a 10pm curfew. Other than the comments made below in terms of the relaxation of noise after 10 pm (which will go some way to addressing the relief sought), the issues raised by the submission are managed by the Control of Activities in Public Places Bylaw (2016), rather than the District Plan, and is therefore beyond scope of the District Plan. I recommend that this submission is rejected.

⁴ http://www.mfe.govt.nz/sites/default/files/media/Towns%20and%20cities/National_Policy_Statement_on_Urban_Development_Capacity_2016-final.pdf

- 6.2. Submission 303.1 (Steve Maluschnig) requests the provision of electric vehicle charging stations in existing and future parking areas in high use areas of Wanaka and a move to an electric vehicle fleet by the QLDC. This submission is beyond the RMA/ District Plan and as such no recommendation has been made on it.
- 6.3. Submission 218.1 (John Barlow) requests that a large parking building should be built close to the centre of town. This part of the submission is beyond the scope of Stage 1 of the District Plan with some also being beyond the scope of the RMA/ District Plan and as such no recommendation has been made on it.
- 6.4. Submissions 110.10 and 110.1 (Alan Cutler) were reallocated to the residential hearing stream (Issue Reference 4) and submission 230.5 (Loris King) has been reallocated to the hearing on mapping.
- 6.5. Submission 9 (Terry Drayron) (opposed by FS1305.1 (Wanaka Watersports Facility Trust) and FS1285.4 Nic Blennerhassett) relates to the Lake Wanaka lakefront and was reallocated to the Rural hearing stream, at which it was recommended to be rejected.

7. OVERVIEW OF THE ISSUES

- 7.1. The purpose of the WTCZ is to serve as the focal point for community activities and amenities in Wanaka, providing a range of retailing, business, and entertainment options for the growing population yet remaining compact and accessible.
- 7.2. The review of the operative provisions sought to address a number of key issues, providing more targeted objectives and policies, amending some key rules, and increasing the overall legibility of the Plan. As outlined in the Section 32 report,⁵ the proposed zone provisions strive to address the following resource management issues:
- a. Development capacity and opportunities for expansion: Given that the McDermott Miller report⁶ and the peer review thereof⁷ conclude that, with the recent consenting of the Three Parks mixed use area, commercial land supply will exceed demand in Wanaka until at least 2031, there is a risk that the relevance and success of the Wanaka Town Centre will become compromised by competition from Three Parks if supply is not well managed and the quality of the Town Centre environment maintained and enhanced. As there is no shortage of commercial land in supply in the wider Upper Clutha area then, at

5 Section 32 Evaluation Report for Wanaka Town Centre, Pages 3 - 4.

6 Review of District Plan Business Zones Capacity and Development of Zoning Hierarchy (November 2013) undertaken by McDermott Miller Strategies Limited & Allan Planning & Research Limited ("McDermott Miller report"): http://www.qldc.govt.nz/assets/OldImages/Files/District_Plan_Review_Brochures/Business_Zones_Capacity_15_Nov_2013.pdf. A link to this report is also on page 30 of the WTCZ section 32 report.

7 Peer Review of the McDermott Miller report (January 2014) prepared by McDermott Consultants Ltd: http://www.qldc.govt.nz/assets/OldImages/Files/District_Plan_Review_Brochures/Business_Zones_Planning_Peer_review_January_2014.pdf. A link to this report is also on page 31 of the WTCZ section 32 report, and a copy is attached to Mr McDermott's evidence for the Strategic Directions hearing, dated 19 February 2016, in Appendix A.

least from a capacity perspective, there is no pressure for the Wanaka Town Centre to expand beyond its present compact form.

- b. The appropriateness of the height, bulk, location and design of buildings, and the urban design outcomes resulting from the Operative District Plan (**ODP**). It is noted that the Town Centre Monitoring report identified some inefficiencies and ineffectiveness with the operative provisions, stemming from the fact that the Wanaka Town Centre Character Guideline 2011 (**the Guideline**) is non-statutory and is therefore limited in its ability to influence outcomes.
- c. Adverse environmental effects from town centre activities, in relation to noise issues in particular, as well as lighting, glare and the effects of activities such as industrial uses that are not appropriate in the town centre.
- d. Flood risk and whether the operative provisions are the most appropriate method of addressing this issue.

7.3. Having identified the resource management issues facing the Wanaka Town Centre, it is necessary to consider to what extent the ODP has been effective and efficient at addressing these issues or, in other words, consider what the issues or shortcomings of the ODP are. The Town Centre Zones Monitoring Report draws on resource consent information, the outcomes from consultation and from case studies. While it offered support to retaining the fundamental components of the operative chapter, the monitoring report and subsequent Section 32 report determined that it was appropriate to:

- a. Allow higher building coverage throughout the zone and increased building heights within a defined precinct within the existing zone.
- b. Amend some of the other bulk and location provisions in order to maintain or improve the quality of the streetscape and built form and to enable more efficient consenting. The amendments specifically identified were removing the maximum 80% building coverage, the minimum 3 m building height rule, the setback from open space, and the requirement to establish retailing at ground level on Helwick St, and slightly reducing the setback from residential zones.
- c. Add more detailed policies relating to matters such as quality and scale.
- d. Apply restricted discretionary status to all buildings in order to achieve quality design outcomes.
- e. Increase the noise limit within a newly established entertainment precinct and, to a lesser extent, elsewhere.

- f. Acknowledge the presence of commercial activities on the eastern side of Brownston St and along Russell St by retaining the Town Centre Zone boundary but providing a Town Centre Transition Overlay, over the adjoining medium density residential (**MDR**) zoned land. Note: this matter is considered in the Residential hearing stream rather than here.
- g. Retain the ODP rules relating to flood hazard mitigation.

8. ANALYSIS OF SUBMISSIONS

- 8.1. The PDP was notified on 26 August 2015. The submission period closed on 23 October 2015 and summaries of submissions were notified on 3 December and 28 January 2016. A total of 69 original submissions have been received on the Wanaka Town Centre Chapter (13) from 30 submitters and 51 further submissions have been received from 13 further submitters.
- 8.2. Submissions are generally considered by issue in this evidence and where applicable are considered by provision. The summary of the submissions received on the notified chapter and recommendations of whether the submission should be rejected, accepted, or accepted in part is attached at **Appendix 2**. I have read and considered all of these submissions.
- 8.3. The RMA, as amended in December 2013 no longer requires a report prepared under Section 42A or the Council decision to address each submission point but, instead, requires a summary of the issues raised in the submissions.
- 8.4. Some submission points canvass more than one issue, and will be addressed where they are most relevant within this evidence. At times they will be addressed under a number of topics.
- 8.5. I have discussed the relief sought in submissions under the following issues in this evidence:
 - a. Issue 1 - Building height and the height precinct
 - b. Issue 2 - Noise limits, the introduction of the Town Centre entertainment precinct (**TCEP**), and acoustic insulation
 - c. Issue 3 - The quality of urban design outcomes and built form (bulk and location and urban design-related provisions, including those relating to verandas)
 - d. Issue 4 - Transportation
 - e. Issue 5 - Miscellaneous.

9. ISSUE 1 – BUILDING HEIGHT AND THE INTRODUCTION OF A HEIGHT PRECINCT

9.1. In summary, the only recommended changes are to make a minor amendment to notified Policy 13.2.3.1 and to extend the height precinct (by amending notified Planning Map 21) to include those sites that front Helwick Street and are north of Dunmore Street.

Relevant objectives and policy framework

9.2. Submitters 504 (Virginia Barbara Bush) and 156 (Kai Whakapai cafe-bar (legal name The Homestead Ltd)) support notified Objective 13.2.3 and Virginia Bush further supports notified Policies 13.2.3.1, 13.2.3.2, 13.2.3 and the rules that give effect to these provisions.

9.3. Submitter 505 (JWA & DV Smith Trust) requests that notified Policy 13.2.2.3 be amended as follows:

Enable opportunities for further intensification of development in the town centre ~~by providing more generous~~ where such development complies with the building heights in the Wanaka Height Precinct.

9.4. Submitter 505 (JWA & DV Smith Trust) requests that notified Objective 13.2.3 be amended as follows:

Wanaka town centre ~~retains~~ provides a low scale built form where appropriate that maintains a human scale"

And that, as a consequence, Policy 13.2.3.2 be deleted and Policy 13.2.3.1 be amended as follows:

~~13.2.3.1 – Ensure~~ Encourage that development to generally comprise a scale of two ~~to~~ or three storeys, with potential in appropriate circumstances to develop a recessed fourth storey in the Wanaka Height Precinct.

9.5. Submitter 240 (Gem Lake Limited) requests that consequential amendments be made to the objectives and policies as necessary, to reflect the submitter's request to extend the Height Precinct over part of Helwick Street within the Wanaka Town Centre Zone. The submitter owns Part Section 17 Block XII Town of Wanaka (28 Helwick Street, Wanaka).

9.6. In response to these submissions, having considered the Section 32 report, the evidence of Timothy Church, and the Wanaka Town Centre Character Guideline (**the Guideline**)⁸ (attached as **Appendix 5**), I am of the view that:

- a. The notified objectives are the most appropriate way to achieve the purpose of the RMA and align well with the recommended zone-wide Strategic Directions (3.0) and Urban Development (4.0) objectives and policies (referring to the right of reply version of these two chapters). Those of particular relevance recognise the Wanaka Town Centre as a

⁸ The Guideline has statutory weight via reference to it in notified Policy 13.2.4.1 and notified Rule 13.4.4.

high quality hub, promote compact well-designed and integrated urban growth, and provide for a mix of housing, including affordable housing.⁹

- b. The amendment to notified Policy 13.2.2.3 is unnecessary as the non-complying status and Policy 13.2.3.2 already clarify the very minor extent of height intrusion that would be acceptable in limited cases.
- c. Notified Objective 13.2.3 (which is the only objective that any submitter has sought be amended) is, in my view, more appropriate than the amended version sought by the submitter in that the notified wording seeks to retain a low scale built form that is of a human scale throughout the zone, (while not going so far as to maintain the existing low scale). The alternative suggested by the submitter suggests that it is appropriate that some parts of the Town Centre need not maintain a human scale which, in my opinion is inappropriate. While I accept that concepts of low scale and human scale are subjective, I qualify my view by saying that I consider that the scale enabled in the height precinct (i.e. 3 storeys at the street with a recessed 4th storey) can be undertaken in a manner that still provides a human scale at ground level.
- d. In turn, I do not recommend the deletion of notified Policy 13.2.3.2 as there will be times when minor height infringements are acceptable and result in an improved outcome.
- e. In regard to notified Policy 13.2.3.1 and the submission seeking that it should "encourage" rather than "ensure" 2-3 storey development with any 4th storey set back, I note that the notified rules do essentially "ensure" no more than 2 - 3 storey character at the street frontage, through non complying status and strong policy. While I accept that the rules do not prevent the development of a generous single storey development they do ensure against a 4th storey other than in the height precinct. I have therefore recommended a minor change to the wording to acknowledge this but essentially I consider that the policy, as notified, is consistent with and provides good support to the rules.
- f. While I have recommended extending the height precinct to Dunmore Street (refer later in this section), no consequential changes to the policy framework is required as a result of that.

Rules

9.7. The monitoring report identified that 59% of all breaches in the Town Centre between 2004 and 2011 were for over-height buildings. Further, the following table provides a list of recent buildings that obtained resource consent for breaching the height rules in the Wanaka Town Centre.

⁹ Strategic Direction Hearing Recommended Revised Chapter – Reply 07/04/2016, particularly policies 3.2.1.1, 3.2.2.1, 3.2.6.1 and objectives 4.2.1 and 4.2.3.

Resource Consent	Building description/ location	Extent of breach
RM110596	93 Ardmore Street (Speights Alehouse), Wanaka. 2905306200 Val.	Breaches the building height limit in that the building does not breach the 10 m but does breach the 8 m maximum at the eave. Building comprises 2 storeys.
RM020072	155 Ardmore St. (Patagonia building) Val. 2905322700.	Meets the height limit. Building comprises 2 storeys plus basement.
RM010669	151 - 153 Ardmore St. Val. 2905322603	Breaches the 10 m building limit (10.75m) Consent allowed lowering of ground floor height of 150mm. Building comprises three storeys.
RM020318	31 Dunmore St (Spencer House). Val. 2905321201.	Meets the maximum height limits (8m high on perimeter 10m high at highest point).

9.8. Submissions on the height rules can be grouped into those who support the height rules (as notified or in an amended form); those who oppose the height rules (wanting them to be lower); and those who request that the height precinct (which allows higher buildings) be extended to allow greater heights over a wider area.

9.9. Submitters 13 (DD and KK Dugan Family Trust), 438 (New Zealand Fire Service), 650 (Foodstuffs South Island Ltd and Foodstuffs South Island Properties Ltd), and 705 (Ardmore Holdings Wanaka Limited) support the height precinct and notified Rules 13.5.8 and 13.5.8, and request that they be retained as notified, citing (variously) that the proposed Height Precinct will enable more flexible building design, more land efficient use, and good quality urban design.

9.10. Submitter 238 (NZIA Southern and Architecture + Women Southern) (NZIA)¹⁰ supports the proposed Wanaka Town Centre height provisions subject to:

- a. Reference to the Wanaka Town Centre Design Guidelines to ensure sun to streets is not blocked and that upper levels are set back where appropriate to retain solar access to public spaces, and all projects in the Wanaka Height Precinct being subject to design review; and
- b. Moving the proposed Wanaka Height Precinct to a more appropriate location on Ardmore Street, preferably to the north side of Upper Ardmore Street between Monley Lane and Hettich Street, citing that it is in the wrong place in the PDP as it will overshadow and diminish views.

9.11. In response to the general request of submitter 238 (NZIA) that reference be made to the Wanaka Town Centre Character Guideline to ensure sun to streets is not blocked and that upper levels are set back where appropriate to retain solar access to public spaces and that

¹⁰ Opposed by FS1107 (Man Street Properties Ltd), FS1226 (Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited), FS1234 (Shotover Memorial Properties Limited & Horne Water Holdings Limited), FS1239 (Skyline Enterprises Limited & O'Connells Pavillion Limited), FS1241 (Skyline Enterprises Limited & Accommodation and Booking Agents), and FS1248 (Trojan Holdings Limited & Beach Street Holdings Limited), FS1249 (Tweed Development Limited)

all projects in the Wanaka Height Precinct be subject to design review, I am of the opinion that such concerns are sufficiently covered by notified Policies 13.2.4.1 and 13.2.4.2, which encourage consistency with the Guideline. I therefore do not support a requirement in the District Plan for such a review and my understanding is that it is ultra vires to trigger a different activity status if a review has or has not been undertaken.

- 9.12. I note that nothing in the WTCZ chapter precludes the Council from commissioning an urban design review (either from a panel or an urban designer) as part of processing any application that raises urban design issues. It is my preference that commissioning a review (pursuant to Section 92 of the RMA) should be decided on a case-by-case basis and that requiring all applications to be processed in this manner will be unnecessary and inefficient at times. I note that matters of sunlight access and the setting back of upper levels (retaining a 1-3 storey character) are included in the Guideline¹¹ although I note that the Guideline has not been updated since 2011 and so does not acknowledge the existence of the height precinct or address the appropriateness of enabling 3 storey facades setting back the 4th storey in this area.
- 9.13. Submitters 202 (Graham Dickson) and 225 (Quentin Smith) oppose the proposed height overlay and height rules (notified Rules 13.5.8 and 13.5.9), with submitter 202 instead requesting that the height limit rule be simplified to state a maximum building height of 10m, with a maximum of 2 storeys. Submitter 225 (Quentin Smith) considers that more work needs to be done on the impact of proposed height limits and density changes on the parking and traffic issues associated with the increased demand, and that the introduction of a financial parking levy in lieu of providing onsite parking is essential. The latter part of this submission relating to imposing a financial levy in lieu of on-site parking, is recommended to be rejected as the Council collects development contributions under the LGA and its Development Contribution Policy 2016-2017 (**DC Policy**),¹² and it would be inefficient in my opinion to collect some levies under the PDP and others under the DC Policy.
- 9.14. In response to the suggestion that a better understanding is needed in regard to the parking and traffic effects of increasing density/ intensity (from allowing more height) I note that a considerable increase in gross floor area (**GFA**) is enabled by both the ODP and PDP provisions¹³ simply due to the fact that the town has not yet been developed to its capacity. In my opinion, the increase in upper floor capacity as a result of the notified height precinct is not significant and is unlikely to result in parking or traffic issues that cannot be predicted and managed through initiatives over the coming decades. This is based on:

11 Wanaka Town Centre Character Guideline 2011, pages 12 and 15.

12 <http://www.qldc.govt.nz/council-online/council-documents/policies/policy-on-development-contributions-and-financial-contributions/>

13 "Within the current footprint the centre could easily add a further 4,000m² of retail floor space to a total of 20,500m²". Wanaka Land Needs Study 2007, Page 14

- a. the GFA calculations I have undertaken; and
 - b. the results of recent traffic modelling (prior to the height precinct being proposed).
- 9.15. The traffic modelling undertaken for the Council in 2015 was based principally on the ODP zonings (including known development proposals including the Northlake subdivision) and resident and visitor population projections. On this basis, the model forecast that the only parts of the network that would experience level of service (**LoS**) E by 2041 in the pm winter peak would be the Ardmore/ Brownston Street intersection. I note for completeness that this is a better outcome than was previously predicted by the Wanaka Transport and Parking Study (2008).¹⁴
- 9.16. While I am not a transport planner, given that the added GFA enabled by the introduction of the height precinct is relatively minor¹⁵ (equating approximately to a 5% increase in capacity over and above ODP capacity) and that neither the strategic business case or the more recent updated model suggest any urgent issues with the network or parking that cannot be overcome, it would seem unlikely that the height precinct will result in additional traffic generation or parking needs that cannot be dealt with over time. I rely on the conclusions of the Wanaka Transport Strategic Business Case (2015)¹⁶ and the subsequent 2015 traffic modelling and in the absence of any Evidence to the contrary, in coming to this conclusion.
- 9.17. Submitter 240 (Gem Lake Limited) requests that the WTC zoned part of Helwick Street is included within the Wanaka Height Precinct and that further or consequential or alternative amendments be made to give effect to this.
- 9.18. In response, for those reasons outlined in Mr Church's evidence I recommend extending the height precinct on the eastern side of Helwick Street only as far as Dunmore Street. While there may be some merit in including the whole Ardmore/ Dunmore/ Helwick block in order to be consistent with the adjacent block to the west of Helwick Street, there is no scope to enable this. I therefore concur with Mr Church that a perimeter block approach is appropriate in this instance and that the height precinct should be expanded to include 14-20 Helwick Street (Lot 1 DP 24259 Sec 4 Blk Vii Wanaka Tn). This change has been made in **Appendix 1** by amending notified Planning Map 21 and a Section 32AA evaluation is included in **Appendix 4**. I do not support extending the height precinct further down Helwick Street (i.e.

14

http://www.gldc.govt.nz/assets/OldImages/content/planning/transport_and_parking/transport_strategies/Wanaka_Transport_Strategy_2008.pdf

15 The theoretical added capacity would be in the order of 15,000 m² GFA on the basis that the precinct is 19,800 m² in area and assuming one extra level of built form (and 95% building coverage) over 80% of the notified precinct and recognising that approximately 20% of this precinct has been recently built and is unlikely to be redeveloped in the foreseeable future. This is very likely an over-estimate in terms of what would realistically occur under the PDP rules as some sites are also captured by the recommended coverage rule and this has not been factored in and market demand for 4 storey buildings is likely to be limited, as evidenced by how many developments in the district do not maximise the number of floors allowed.

16 <http://www.gldc.govt.nz/assets/Uploads/Council-Documents/WCB/2015/15-April-2015/6-Wanaka-Transport-Strategy-Review.pdf>

to Brownston Street) as sought for the reasons outlined by Mr Church, which relate to character and the effectiveness of encouraging consolidation within a contained area, plus the fact that no information has been provided by the submitter with regard to the potential effects of the extra height in terms of shading, views, or character.

- 9.19. In response to the request that the height limit within the height overlay be simplified to a maximum building height of 10m with a maximum of 2 storeys, I note that while this would enable built form similar to many of the new buildings on Ardmore Street, it would not necessarily enable any meaningful opportunities for intensification or provide for a more diverse range of activities, including upper floor residential and visitor accommodation activities. As such, it would be considerably less effective at achieving notified Objectives 13.2.1 and 13.2.2. I note for completeness that I concur with Mr Church's conclusions that the location of the precinct is such that effects relating to shading, visual dominance, and views are acceptable.
- 9.20. In response to the general opposition to the height precinct, the Section 32 report cites the benefits of the height precinct as being that it focuses taller buildings in those areas where increased heights will not have significant adverse impacts, enables more efficient land use within the Zone therefore enabling consolidation of development, and enables more residential development within the Town Centre zone. The Section 32 report concludes that such benefits would outweigh the potential adverse effects in terms of shading and blocking views. Added to that, I note that there are also benefits in terms of better providing for increases in minimum floor levels for flooding (where these can be achieved without adverse urban design effects), avoiding unnecessary breaches and more efficient District Plan administration, providing a clear edge to town, enabling heights which are of an appropriate scale relative to the width of the streets, and providing for height where the effects on shading will be minimal.
- 9.21. In summary, the proposed height precinct enables well-designed 3 and 4 storey development thereby enabling an additional storey over and above that which is provided for under the ODP. As notified, this would increase the theoretical capacity of the Town Centre by approximately 15,000m², which equates to approximately a 5% increase in upper floor capacity within the existing zone boundary. While there is no shortage of commercially zoned land in the wider Wanaka area¹⁷, enabling this additional capacity to be realised as the market dictates will assist the Town Centre in continuing to be the principal commercial, visitor accommodation and residential hub by adding diversity and increased landuse efficiency. While the increase from 8 m to 12 m at the eave is quite significant, relying in part on the evidence of Mr Church, I am satisfied that effects on sunlight, amenity, and views will not be significant and will be outweighed by the benefits previously mentioned.

¹⁷ Review of District Plan Business Zones Capacity and Development of Zoning Hierarchy (November 2013) undertaken by McDermott Miller Strategies Limited & Allan Planning & Research Limited ("McDermott Miller report") and Peer Review of the McDermott Miller report (January 2014) prepared by McDermott Consultants Ltd.

10. ISSUE 2 - NOISE LIMITS, THE INTRODUCTION OF THE ENTERTAINMENT PRECINCT, AND ACOUSTIC INSULATION

- 10.1. In summary, the only recommended change is a minor amendment to apply more restrictive noise limits on those sites north of Ardmore Street (notified Rules 13.5.10.3, 13.5.10.4 and 13.5.10.5).
- 10.2. As outlined in full in paragraphs 4.3, 12.3, and 12.51 - 12.53 of the S 42A for the Queenstown Town Centre Zone (**QTTCZ**), I have also recommended making consequential amendments to Chapter 36 (noise) in order to ensure consistency and therefore improved administrative efficiency between that Chapter and Chapter 13. Six original and further submitters¹⁸ who lodged submissions on Chapter 36 (Noise) are considered to be potentially (although unlikely to be) affected by the amendments proposed to that Chapter through that report. As such, all of them have been served notice of this hearing stream and provided the opportunity to be heard. These submitters are listed in a separate table in Appendix 2 of the QTTCZ S 42A report and the recommended amendments to Chapter 36 are contained in Appendix 1 of the QTTCZ S 42A report.

Objectives and policy framework

- 10.3. Submitter 196 (Whitney Thurlow) opposes the policy framework that recognises greater noise limits (notified Objective 13.2.1 and particularly notified Policy 13.2.1.3). Submitters 728 (Wanaka Residents Association) and 707 (Wanaka on Water) support notified Objective 13.2.5 (regarding imposing limits to minimise effects), but Wanaka on Water and the Wanaka Residents Association oppose notified Policy 13.2.5.2 and Wanaka on Water also opposed notified Policy 13.2.5.3, which offer policy support to the TCEP concept.
- 10.4. In my opinion, the objectives strive to achieve an appropriate balance in that they anticipate the Town Centre continuing to prosper as an important activity hub while minimising (but not avoiding) noise (and other) effects. Notified Policies 13.2.1.3 and 13.2.5.2 are necessary to enable this to occur in that the continued development of restaurants and bars is important for the Town Centre to continue to be the principal focus for entertainment in the wider Wanaka area. For this to occur, the noise levels need to be increased to enable such development. As such, I do not recommend any amendments in response to these submissions.

¹⁸ Submitters 433.110 (Queenstown Airport Corporation), FS1211.6 (New Zealand Defence Force), FS1097.396 (Queenstown Park Limited), FS1117.156 (Remarkables Park Limited), 714.15 (Kopuwai Investments Limited), and 1365.12 (New Zealand Defence Force)

The Town Centre Entertainment Precinct (TCEP)

- 10.5. Various submitters¹⁹ support the TCEP as proposed and seek any additional or consequential relief to the PDP as necessary, and seek that if other TCEPs are promoted then the TCEP in the notified PDP be given primacy over others (noting that NZIA's support is conditional on a management plan to ensure that this precinct is actively controlled by QLDC and further definition of the zone). To the contrary, submitter 707 (Wanaka on Water) requests that the TCEP be deleted.
- 10.6. In response to these submissions and relying in part on Dr Chiles' evidence, I am of the opinion that the TCEP is an appropriate method of providing for restaurants and bars without the burden of having to obtain resource consent for activities which are entirely consistent with the night time atmosphere that is anticipated in a resort town such as Wanaka while minimising effects on residentially zoned land. This method will encourage consolidation of such activity in the most appropriate location which, in turn, discourages such activity in the balance of the Town Centre. I do not recommend adding the requirement for management plans for all premises within the TCEP but note that the provision of such a management plan is likely to be required as a condition of consent to operate a licensed premise after 11 pm or to breach the noise limits, much in the same way as it is currently.

Noise Rules

- 10.7. Submitters 9 (Terry Drayton), 196 (Whitney Thurlow), 707 (Wanaka on Water), and 728 (Wanaka Residents Association) request that the operative noise rules be retained and Wanaka on Water also requests that any noise mitigation be undertaken by noise producers (and any additional or consequential relief to give effect to this submission).
- 10.8. Submitter 707 (Wanaka on Water) also requests that appropriate amendments be made such that no bar or restaurant activity occurs on road reserves and reserve land beyond the ODP noise limits (and any additional or consequential relief to give effect to this submission).
- 10.9. Submitters 90 (Trout Bar) (opposed by FS1028 (Wanaka on Water Body Corporate 63238)) and 466 (Thomas Wild) support the changes to the noise limits.
- 10.10. In response to these submissions and relying in part on Dr Chiles' evidence, I have reached the following conclusions. the proposed noise limits are an appropriate way of achieving the purpose of the RMA and the proposed objectives, except in respect of the level of noise that could be received in the adjacent residential zone, where no transition zone exists.

¹⁹ Submitters 112 (Iain Weir), 705 (Ardmore Holdings Wanaka), 156 (Kai Whakapai cafe-bar (legal name the homestead ltd), 129 (Lake Bar Limited), 260 (Roger Gardiner), and 238 (NZIA Southern and Architecture + Women Southern) (opposed by FS1107 (Man Street Properties Ltd), FS1226 (Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited), FS1234 (Shotover Memorial Properties Limited & Horne Water Holdings Limited), FS1239 (Skyline Enterprises Limited & O'Connells Pavillion Limited), FS1241 (Skyline Enterprises Limited & Accommodation and Booking Agents), and FS1248 (Trojan Holdings Limited & Beach Street Holdings Limited), FS1249 (Tweed Development Limited).

- 10.11. Whereas the Town Centre transition overlay along Brownston and Russell Streets provides some form of buffer between the Town Centre and the residential zone (accepting that residential and visitor accommodation uses within that buffer may be subject to higher noise level from the Town Centre), I am concerned that no mechanism is proposed to ensure lower, more appropriate noise levels at the interface with residentially zoned properties along Monley Lane and Hedditch Street.
- 10.12. I recommend rectifying this by amending the rules such that notified Rules 13.5.10.3, 13.5.10.4, and 13.5.10.5 (which enable more lenient noise limits for voices and music and do not require such noise to meet the residential limit at the zone boundary) do not apply to the Town Centre-zoned sites north of Ardmore Street. This will have the effect of ensuring that all noise generated in that area must be mitigated such that it complies with the residential limit at the boundary. In effect, this means the noise levels allowed at this interface are similar to those of the ODP, thereby partially accepting the relief sought by many submitters to not increase noise limits. This change has been made in **Appendix 1** (notified/redraft Rules 13.5.10.3, 13.5.10.4, and 13.5.10.5) and a Section 32AA evaluation is included in **Appendix 4**.
- 10.13. The modest increases in noise levels (voices are allowed to be 10 dBA higher and music and other noise 5dBA higher) in noise levels in the Town Centre Zone (outside of the TCEP but excluding sites north of Ardmore St), coupled with the establishment of the Town Centre Transition overlay (over those residentially-zoned properties at the boundary), is the most appropriate method of achieving notified Objectives 13.2.1 and 13.2.5. If the noise limits remained at the ODP levels then restaurant and bar activity after 10 pm would be very difficult without obtaining resource consent (especially outdoors). This is what has traditionally occurred in order to enable the Town Centre to develop into the vibrant place that it is, but it is an inherently inefficient means of achieving the desired ends and is not supported. In this respect, I refer the Panel to Dr Chiles' evidence regarding noise limits in comparative towns (paragraphs 3.6, 4.1, 11.4 and Section 4 of the 2009 URS Report, being Appendix A to Dr Chiles' evidence).
- 10.14. In response to Wanaka on Water's (707) request that noise generators should mitigate the effects of such noise. Dr Chiles' evidence (paragraph 12.1) is that even to achieve the increased PDP noise limits, noise mitigation and management will usually be required by operators. While such mitigation should bring noise to an acceptable level beyond the Town Centre Zone and the Town Centre Transition Overlay, I continue to hold the view that if people wish to develop residential or visitor accommodation within the Town Centre then it will not always be practical for noise generators to avoid effects on them through noise mitigation at the source, and it is reasonable to also expect visitor accommodation/ residential uses within the Town Centre to insulate and install ventilation. In saying this, I note that this

requirement also reflects the fact that such sensitive uses are locating in a busy and active area where night time noise is to be expected and is unavoidable and unable to be regulated on the streets and in public places.

Other related matters

- 10.15. Various submitters²⁰ request that the curfew for outside drinking/ dining is extended to 11pm (from 1 November to 30 April or year around) or, alternatively, Kai Whakapai (156) suggests allowing the conditions of liquor licence applications to reflect the circumstances of each individual case.
- 10.16. While there is no rule in the PDP imposing such a 'curfew' and the conditions imposed on liquor licences is beyond the scope of the RMA and the District Plan, a response is still considered helpful in this case as I believe there may be some confusion amongst submitters.
- 10.17. In response, it seems from paragraph 4.9 of Ms Swinney's evidence that reference to the 10 pm curfew derives from the fact that resource consents for breaching noise limits routinely impose conditions such that all customers must be inside after 10 pm with all windows and doors closed. This is a function of the fact that the stricter noise controls are imposed from 10 pm onwards, which essentially prevents outside drinking and dining, which is presumably seen as a pseudo curfew. While there is no such 'curfew' in the PDP (or ODP) and the night time noise period is proposed to continue to commence at 10 pm, the noise limits have been increased, especially for voices and music in most of the Town Centre and most markedly in the TCEP. This will have the effect of enabling the same sort of noise that is allowed in the day time (i.e. 60dBA) to continue into the evening which should enable the continuation of some outdoor dining and drinking after 10 pm. As such, no amendment to the provisions is recommended but I am of the view that the relief sought by the submitters is likely to be satisfied by the recommended provisions.
- 10.18. Submitter 707 (Wanaka on Water) requests amendments so that no bar or restaurant activity occurs on road reserves and reserve land beyond the ODP noise limits (and any additional or consequential relief to give effect to this submission).
- 10.19. In response to the issue of bars etc. on roads and reserve land, I note that:
- a. As in the ODP, roads are not zoned through Stage 1 of the PDP. Therefore any bar or restaurant on road reserve would not be subject to the noise limits but would be subject to a liquor licence (assuming alcohol is being served), a Licence to Occupy, and a table

²⁰ Submitters 156 (Kai Whakapai cafe-bar (legal name The Homestead Ltd), 129 (Lake Bar Limited) (both opposed by FS1028 (Wanaka on Water Body Corporate 63238)), 260 (Roger Gardiner), 466 (Thomas Wild), and 90 (Trout Bar).

and chair permit and through such processes conditions could be imposed relating to noise and other matters).

- b. Unless it falls under the definition of a temporary event (in which case it would be exempt from the noise limits for the reasons outlined in Dr Chiles' evidence (paragraph 5.1) and the Section 32 evaluation report) then any bar or restaurant located on public reserve land would still need to comply with the noise standards, as well as a liquor licence and potentially a license under any reserve management plan).
- c. I am comfortable that the non-RMA processes and methods outlined above are appropriate to achieve the objectives and the purpose of the RMA and note that the Council is considering the issue of road zoning as part of Stage 2 of the District Plan review.

11. ISSUE 3 - QUALITY OF THE URBAN DESIGN AND BUILT FORM

- 11.1. This section considers those submissions relating to the appropriateness of the proposed bulk and location and urban design-related provisions, including those relating to verandas.
- 11.2. In summary, the only recommended change is to impose a new maximum building coverage rule on developments covering an area more than 1,400m² (redraft Rule 13.5.13).

Urban design review

- 11.3. Submitter 238 (NZIA)²¹ partly supports the zone with additional provisions to ensure that the QLDC Urban Design Panel review all projects in the Town Centre in order to give effect to the design objectives and rules.
- 11.4. In response, while I am of the opinion that all new buildings, significant projects (such as a structure plan in the Town Centre), or significant alterations should be reviewed by an urban design professional or panel of urban design professionals, I consider that not all resource consents in the Wanaka Town Centre will warrant such a review and that such a review need not always be undertaken by an Urban Design Panel but, rather, could be via a report commissioned by the council pursuant to S92 of the RMA. As such, I do not support making such a review mandatory in the District Plan.
- 11.5. That said, where an urban design review is justified, my clear preference is to use Urban Design Panels rather than commission a report from an urban designer, as an Urban Design

21 Opposed by FS1107 (Man Street Properties Ltd), FS1226 (Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited), FS1234 (Shotover Memorial Properties Limited & Horne Water Holdings Limited), FS1239 (Skyline Enterprises Limited & O'Connells Pavillion Limited), FS1241 (Skyline Enterprises Limited & Accommodation and Booking Agents), and FS1248 (Trojan Holdings Limited & Beach Street Holdings Limited), FS1249 (Tweed Development Limited)

Panel can be used early in the process prior to lodgement (whereas commissioning an expert prior to lodgement is unrealistic in most cases); is relatively low cost; can be used a number of times in the design process; and in my experience, is reasonably effective at improving the final outcome. I also note for the Panel's benefit that the Terms of Reference of the Wanaka Urban Design Panel (2008)²² state the following:

... will primarily consider proposals or resource consent applications for discretionary and non-complying development in the town centres ... and for urban subdivisions which have the potential to significantly affect the quality of the urban amenity.

- 11.6. In conclusion, I do not recommend that the Urban Design Panel review all projects in the Town centre or that any reference is made to such a review in the District Plan.

Building Coverage (new, redraft Rule 13.5.13)

- 11.7. Submitter 238 (NZIA)²³ requests that the (discretionary) 80% building coverage rule from the ODP be retained to ensure pedestrian linkages are retained and parking provided for, while submitters 650 and 673 (Foodstuffs South Island Limited and Foodstuffs South Island Properties Limited) supports its removal, citing that it will allow greater flexibility in design and better promote the efficient use of land and built resources.

- 11.8. Relying in part on the evidence of Mr Church²⁴ and the Guideline²⁵ (which accepts that site coverage over 80% is to be viewed favourably where the site and context and built form guidelines have been effectively applied) I am of the view that:

- a. Encouraging on-site parking within the Town Centre Zone is not necessarily a good urban design outcome and, as such, I do not support retaining the 80% maximum coverage as an indirect way of encouraging this.
- b. The onsite storage rules and matters of discretion in relation to new buildings adequately address most of the concerns relating to that matter.
- c. Imposing an 80% coverage rule as an indirect way of achieving pedestrian links is inefficient and / or in the context of most sites will not result in appropriate outcomes or pedestrian links in the most appropriate locations. In this respect, I note that:

22

http://www.qldc.govt.nz/assets/OldImages/content/planning/Urban_Design_Panel_Terms_of_Reference_November_2008.pdf

23 Opposed by FS1107 (Man Street Properties Ltd), FS1226 (Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited), FS1234 (Shotover Memorial Properties Limited & Home Water Holdings Limited), FS1239 (Skyline Enterprises Limited & O'Connells Pavillion Limited), FS1241 (Skyline Enterprises Limited & Accommodation and Booking Agents), and FS1248 (Trojan Holdings Limited & Beach Street Holdings Limited), FS1249 (Tweed Development Limited)

24 Evidence of Timothy Church dated 2 November 2016 at paragraphs 26.1-26.6

25 Wanaka Town Centre Character Guideline (2011), Pg. 9

- i. The creation of pedestrian links is supported by various policies including notified Policy 13.2.4.1, which encourages consistency with the Guideline, which itself includes a map of existing and potential new pedestrian links;
 - ii. the provision of such links/ lanes is required to an extent through notified Rule 13.5.12 (service lanes);
 - iii. the recommended inclusion of a coverage rule for larger scale developments (as outlined in the next point) will encourage existing and new pedestrian links to be provided through those larger sites where appropriate and that this is where the greatest opportunity for such links exists.
- d. It is appropriate to add a new rule (redraft Rule 13.5.13) imposing a maximum coverage rule of 75% for any development of an area over 1,400m². This is generally consistent with the approach recommended for the Queenstown Town Centre. As shown in the maps attached as **Appendix 6**, such a rule is likely to be triggered by development of a number of key properties within the Town Centre and provides the opportunity to ensure that they are well designed. The rule has been drafted so that it applies to any development that covers a land area of more than 1400m², regardless of whether that area is comprised in one or more sites in order to ensure that comprehensive developments are captured regardless of the underlying site boundaries. The basis for distinguishing larger scale developments from the development of small individual sites is that these larger scale developments offer the greatest opportunity to achieve quality comprehensive developments (which might include pedestrian links, open space, well planned service lanes and storage areas, viewshafts, etc.); and if located on the edge of the Town Centre (as many are), can help to provide a transition to the adjacent residential area if done well. This change has been made in **Appendix 1** and a Section 32AA evaluation is included in **Appendix 4**.
- e. No additional objectives or policies are in my view required to support redraft Rule 13.5.13, noting that notified Objectives 13.2.4 and 13.2.6 relate to quality urban design and pedestrian and cycle linkages and notified Policies 13.2.4.1, 13.2.4.1, and 13.2.6.2 encourage development to be consistent with the Guideline (which promotes the further development of lanes),²⁶ pedestrian flow through the Town Centre, and the provisions of pedestrian links.

Verandas (notified Objective 13.2.4 and Rules 13.4.2 and 13.5.5)

11.9. Submitter 156 (Kai Whakapai cafe-bar (legal name The Homestead Ltd)) supports notified Objective 13.2.4.

11.10. Submitter 798 (Otago Regional Council) (**ORC**) notes, in respect of notified Rules 13.4.2 and 15.5.2, that poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.

11.11. In response to ORC, while notified Rule 13.5.5 specifies that verandas must be no more than 3m high, there is no requirement for them to extend the full width of the footpath and therefore I do not believe the rule necessarily conflicts with bus movements. As such, I do not consider any change to that rule is necessary. However, notified Rule 13.4.2 lists verandas as controlled activities and sets out matters of control. In my opinion, it is appropriate and consistent with approaches taken in the Local Centre Shopping Zone but not in the Business Mixed Use zone (in response to this submission) to add a matter of control over 'enabling of unobstructed kerbside movements of high-sided vehicles'. This amendment has been made in **Appendix 1** (notified Rule 13.4.2).

Building Setbacks (notified Rule 13.5.1)

11.12. Submitter 650 and 673 (Foodstuffs South Island Ltd and Foodstuffs South Island Properties Ltd) supports the reduced building setback from the residential zone (4.5m in the ODP to 3m in the PDP) as it will enable greater flexibility in design which, coupled with building height and recession plane requirements, will not compromise the character and amenity of adjoining residential properties. There is no opposition to this rule and, as such, the submission is accepted.

Glare

11.13. Notified Rule 13.5.11.1 relating to glare includes reference to limiting the effects on the night sky. In my view, this part of the rule is ultra vires because it is too subjective. While there is no submission seeking it be deleted, given its ultra vires nature, its removal will not result in a substantive change and therefore I recommend that it be removed. The notified rule is:

All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and so as to limit the effects on the night sky.

Natural hazards (Rule 13.4.4)

11.14. I have recommended a minor amendment to notified Rule 13.4.4 relating to discretion over natural hazards when considering consents for buildings. The amendment essentially clarifies that the last bullet point of that rule is an assessment matter rather than a matter of discretion; removes the reference to ensuring that a hazard assessment is provided, as this is already dealt with (and contradicts) chapter 28 (natural hazards). The change is considered to be non-substantive and appropriate in order to better implement Policy 28.3.2.3, which refers to information requirements in relation to natural hazards. The Otago Regional Council's submission (798) also seeks wide-sweeping changes to the Natural Hazards framework in the PDP.

12. ISSUE 4 - TRANSPORTATION

12.1. In summary, the only recommended change is to make a minor amendment to notified Policy 13.2.6.1 to acknowledge that traffic and car parking management are integral to enhancing pedestrian amenity.

12.2. For completeness, I note that two transport-related submissions were deemed to be beyond scope (refer section 6) as they raise matters not covered by a district plan. The remainder are considered to be within scope of the PDP despite the fact the transport chapter is not part of Stage 1 of the PDP but, in most cases (as outlined below) I have recommended that they be rejected as I consider they are better addressed through the Stage 2 Transport chapter. In those instances, I therefore recommend that those submitters consider submitting on the Transport chapter in Stage 2.

12.3. Submitter 505 (JWA & DV Smith Trust) (supported in part by FS1048 (Foodstuffs South Island Limited and Foodstuffs South Island Properties Limited) requests that notified Objective 13.2.6 be amended as follows:

Objective 13.2.6 - Pedestrian, cycle and vehicle linkages are safe and convenient, providing for an easily accessible town centre ~~enabling people to easily negotiate their way through and around the town centre.~~

And that the following policies are amended as follows:

Policy 13.2.6.1 - Implement programmes of street, traffic and car parking management, and other public open space improvements to enhance ~~pedestrian~~ amenity values and improve the flow of pedestrians, cyclists and vehicles through the town centre

Policy 13.2.6.4 - Provide an adequate range of parking options so residents and visitors can access the town centre with adequate on-site car parking where

~~*appropriate predominantly located at the periphery in order to limit the impact of vehicles*~~

And that the following new policies are added:

13.2.6.5 - Provide for vehicle use in a manner which retains essential vehicle access to the town centre while providing for pedestrian safety.

13.2.6.6 - Recognise the intensification of density and activity levels within the town centre will require comprehensive traffic management and sufficient on-site car parking.

- 12.4. Submitters 505 (JWA & DV Smith Trust) and FS1048.4 (Foodstuffs South Island Limited and Foodstuffs South Island Properties Limited) request that Rule 13.4.4 read:

Discretion is restricted to consideration of all of the following: external appearance, materials, signage platform, lighting, impact on the street (to be guided by the Wanaka Town Centre Character Guideline 2011), adequate on-site car parking, and natural hazards to ensure that:...

- 12.5. Submitter 218 (John Barlow) requests that onsite parking or a contribution to off-site parking should be required (by the District Plan). Similarly, submitter 225 (Quentin Smith) requests that a financial parking levy be introduced in lieu of providing onsite parking.
- 12.6. Submitter 202 (Graham Dickson) requests that a parking requirement be added specifically for visitor accommodation in the Town Centre Zone (Rule 13.5).
- 12.7. In response to these submissions:
- a. I prefer notified Objective 13.2.6 to that sought by the submitter in that it clarifies that the desired outcome is that people can easily find their way through and around (two quite different things) the Town Centre and is, in my opinion, more specific and less ambiguous than simply saying it is easily accessible.
 - b. I recommend accepting the suggested amendments to notified Policy 13.2.6.1 in part on the basis that a) pedestrian amenity, along with flows, is the key focus rather than general amenity as suggested by the submitter and that b) traffic and car parking management is fundamental to achieving notified Objective 13.2.6 and Policy 13.2.6.1 and is not fully dealt with by notified Policy 13.2.6.4. This amendment has been made to the revised recommended chapter in **Appendix 1**.
 - c. I do not recommend amending the provisions to require either the provision of onsite parking or a levy in lieu of such or establishing policy which pre-empts such rules this as I consider this issue to be better considered as part of the transport chapter within stage 2 of the District Plan.

- d. I do not recommend adding new policies 13.2.6.5 and 13.2.6.6 (as outlined above) as I consider setting such policy direction is better considered as part of the transport chapter within stage 2 of the District Plan.

13. ISSUE 5 - MISCELLANEOUS

13.1. The following issues have been raised in submissions and are discussed below:

- a. General submissions;
- b. Town Centre health check;
- c. General submissions relating to the Objective and Policies; and
- d. Notification.

13.2. In summary, the only recommended change is to make a minor amendment to notified Policy 13.2.2.1 further clarifying the role of the Town Centre Transition overlay.

General submissions

13.3. Submitters 602 (N & B Teat Family Trust), 19 (Kain Fround), and 650 (Foodstuffs South Island Ltd and Foodstuffs South Island Properties Ltd) variously support the proposed Wanaka Town Centre Zone; the provisions; and the inclusion of New World Wanaka within the zone. These submissions are recommended to be accepted (or accepted in part, in recognition that some changes to the notified version of the chapter are being recommended).

13.4. Submitter 117 (Maggie Lawton) supports the Town Centre being low key and people-friendly, queries what measures are proposed to limit the impact of flooding (in the context of notified Policy 13.2.5.6), and suggests Helwick Street is pedestrianised. As no specific relief is sought and physical pedestrianisation is beyond scope, no recommendation is made. That said, I note for the Panel's benefit that notified Rules 13.5.4 (floor levels) and Rule 13.4.4 (6th bullet point) are intended to achieve notified Objective 13.2.5 in respect of flooding.

Town Centre Health Check

13.5. Submitter 238 (NZIA)²⁷ requests that to achieve the objectives and policies relating to the Town Centre being a vibrant hub it is necessary to measure whether the objectives are being achieved and that a baseline Health Check needs to be undertaken urgently before the development of an additional commercial centre at Three Parks.

²⁷ Opposed by FS1107 (Man Street Properties Ltd), FS1226 (Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited), FS1234 (Shotover Memorial Properties Limited & Horne Water Holdings Limited), FS1239 (Skyline Enterprises Limited & O'Connells Pavillion Limited), FS1241 (Skyline Enterprises Limited & Accommodation and Booking Agents), and FS1248 (Trojan Holdings Limited & Beach Street Holdings Limited), FS1249 (Tweed Development Limited)

- 13.6. In response, the RMA does not require the Council to prove that the objectives are currently being achieved but, rather:
- a. That the objectives are appropriate in the context of the purpose of the RMA; and.
 - b. That the PDP provisions, in conjunction with those of the ODP where relevant (in this instance those of the Three Parks Zone), are the most appropriate way of achieving them.
- 13.7. The Section 32 report for the PDP Wanaka Town Centre Chapter concludes that the objectives and the methods proposed to achieve them are appropriate. Subject to the relatively minor amendments recommended in this report, I concur with that conclusion.
- 13.8. By way of background, based on the Section 32 report, Section 42A report and attachments,²⁸ and consequent evidence that was presented at the hearing for Plan Change 16 to the ODP (Three Parks) (which commenced on 16 September 2009), the Council's decision concluded that the vibrancy and viability of the Town Centre would not come under any potential threat until either 10,000m² Gross Floor Area, or five individual specialty retail tenancies, or a total of 10 individual retail tenancies (of any size) is proposed at Three Parks. It was determined that, at that time, a restricted discretionary activity consent would be needed and a further needs assessment and 'health check' must be undertaken as part of that application (notified Rules 12.26.7.2(6) and 12.26.7.2(8)). In summary, the onus is on the developer of Three Parks to undertake the Town Centre health check.
- 13.9. In response, given the requirements of the RMA and the existing framework in the ODP and PDP, I recommend that the submission be rejected.

General submissions relating to objectives and policies

- 13.10. Submitter 292 (John Walker) requests that the notified purpose (13.1) and Policies 13.2.1.1; 13.2.2.1; and Objective 13.2.6 be strengthened.
- 13.11. Submitter 728 (Wanaka Residents Association) generally supports notified Objectives 13.2.2, 13.2.3, 13.2.4, 13.2.5 and 13.2.6, (with the express exception of associated Policy 13.2.5.2, which is considered earlier in this report under the noise issue).

28 S42A dated August 2009 and prepared by Vicki Jones, Appendix 3 to that report, entitled 'Review of proposed retail floor space at Three Parks Wanaka' dated August 2009 and prepared by Philip Donnelly, the Council's decision on the plan change, which includes a framework for the pending health check (http://www.qldc.govt.nz/assets/OldImages/Files/District_Plan_Changes/Plan_Change_16_downloads/Council_Decision/council_decision.pdf), and the economic evidence of Mr John Long on behalf of the landowner (in his capacity as a submitter) and of Mr Donnelly on behalf of the Council.

13.12. Submitters 156 (Kai Whakapai cafe-bar (legal name The Homestead Ltd) generally supports notified Objectives 13.2.1 and 13.2.2.

13.13. In response to these submissions:

- a. I consider that the purpose is sufficient.
- b. I consider notified Policy 13.2.1.1 to be sufficiently strong, providing clear support for enabling a diverse range of commercial uses within the Town Centre and greater efficient use of land in order to enable lower yield uses to also establish here, should they chose to (e.g. on upper floors).
- c. While it is perhaps a little unusual that notified Policy 13.2.2.1 refers to the Town Centre Transition Overlay, which is actually part of the Medium Density Residential zone (heard in the Residential stream 06) there is no scope to change this. Regardless, I agree that it could be clarified in order to better explain what distinguishes that land within the transition overlay area from the residential zone beyond it, in order to discourage any further spread. This change has been made in **Appendix 1** (Policy 13.2.2.1).
- d. I consider that notified Objective 13.2.6 is sufficiently strong, as drafted.

Notification

13.14. Submitters 650 and 673 (Foodstuffs South Island Ltd and Foodstuffs South Island Properties) support removing the need for affected party approvals and notification for new buildings in the Town Centre Zones as this will streamline decision making process, minimise consenting risk and reduce processing costs/delays, and requests that notified Rule 13.6.2 be retained. These submissions are accepted.

Possible amendments beyond scope of submissions on the WTC

13.15. For the benefit of the Panel this section considers possible amendments to provisions that would be desirable, either from an effectiveness and efficiency perspective or in order to achieve consistency between the Wanaka and Queenstown Town Centres. None of these changes have been included in Appendices 1 or 4.

13.16. In the s 42A report for the Queenstown Town Centre zone, I have recommended that notified Rule 12.4.4 (relating to licenced premises) be amended to remove the matters of discretion relating to car parking and traffic generation and to any relevant Council alcohol policy or bylaw be deleted in the Queenstown Town Centre Zone in response to submissions. It would be preferable that they also be deleted from notified Rule 13.4.5 as there is merit in doing so and it would result in greater consistency between the Queenstown and Wanaka Town Centres.

13.17. In relation to verandas (notified Rule 13.5.5) in order to be less subjective and more consistent with the Queenstown Town Centre, the wording could be amended as follows:

Verandas

Every building with road frontage to Helwick Street, Dunmore Street and Ardmore Street shall, on its erection or on being reconstructed or altered (excluding repainting) ~~in a way that substantially changes its external appearance~~, be provided with a veranda which shall be situated no higher than 3m above pavement level and shall provide continuous cover for pedestrians.

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

- Consistency with the Wanaka Town Centre Character Guideline (2011);*
- Effects on pedestrian amenity;*
- The human scale of the built form; and*
- Historic heritage values (where relevant).*

13.18. I consider the following rule relating to glare (notified Rule 13.5.11.4) to be overly onerous. I have recommended that it be deleted in the Queenstown Town Centre Zone in response to submissions. It would be preferable that it also be deleted from Rule 13.5.11.4 as there is merit in doing so and it would result in greater consistency between the two chapters.

External building materials shall either be coated in colours which have a reflectance value of between 0 and 36%; or consist of unpainted wood (including sealed or stained wood), unpainted stone, unpainted concrete, or copper.

Except that:

- architectural features, including doors and window frames, may be any colour;*
- and*
- Roof colours shall have a reflectance value of between 0 and 20%.*

13.19. I am aware that Dr Chiles expressed a view in the Residential hearing on 10 October 2016 that he does not support the use of no complaints covenants as a tool for managing noise issues as they do not address the noise effects other than potentially providing some forewarning for people purchasing a property. Notified Rule 13.5.7.2 relating to acoustic insulation includes the following as a matter of discretion:

Whether covenants exist or are being volunteered which limit noise emissions on adjacent sites and/or impose no complaints covenants on the site.

13.20. While there are no submissions in relation to this matter, it would be my preference, based on the view of Dr Chiles and my own experience with such covenants, that this matter of discretion be removed.

13.21. Whereas the notified QTTCZ includes a rule requiring existing pedestrian links to be retained (subject to notified restricted discretionary Rule 12.5.8) no such equivalent rule exists for the WTC. I am aware that Mr Church has expressed a preference to also include such a rule in Chapter 13 (paragraphs 26.1-26.4 of his evidence) and I agree with this; both from a merits

perspective and in terms of achieving as much consistency as possible between the provisions of the two town centres.

14. CONCLUSION

- 14.1. On the basis of my analysis within this report, I recommend that the changes within the track changed version (**Appendix 1**) are accepted.

- 14.2. The recommended changes will improve the clarity and administration of the Plan; contribute towards achieving the objectives of the District Plan and Strategic Direction goals in an effective and efficient manner and give effect to the purpose and principles of the RMA.

A handwritten signature in black ink that reads "V Jones". The signature is written in a cursive style with a large initial "V" and a horizontal line underlining the name.

Vicki Jones
Consultant Planner
2 November 2016

Appendix 1. Recommended Revised Chapter

WANAKA TOWN CENTRE 13

Key:

Recommend changes to notified chapter are shown in underlined text for additions and ~~strike through text~~ for deletions. Appendix 1 to s42A report, dated 2 November 2016.

13 Wanaka Town Centre

13.1 Zone Purpose

Town centres provide a focus for community life, retail, entertainment, business and services. They provide a vital function for serving the needs of residents, and as key destinations for visitors to our District, they provide a diverse range of visitor accommodation and visitor-related businesses. High visitor flows significantly contribute to the vibrancy and economic viability of the centres.

Wanaka's town centre is located in a prime lakeside setting, with spectacular views of the mountains and easy access to lakeside, walkways and public parks. The centre will serve a growing resident population and visitor numbers, for which it plays a vital role as the focal point for community activities and amenities. It will be large enough to provide a range of retailing, business and entertainment options, but remains compact so as to be accessible on foot. Intensifying residential properties and visitor accommodation will adjoin the fringes of the centre adding to its vibrancy.

13.2 Objectives and Policies

13.2.1 Objective – Wanaka town centre remains the principal focus for commercial, administrative, cultural, entertainment and visitor activities in the Upper Clutha area.

Policies

13.2.1.1 Provide for a diverse range of activities that meet the needs of residents and visitors, and enable the town centre to have a broad economic base that maintains its status as the principal centre for the Upper Clutha area.

13.2.1.2 Enable residential activities and visitor accommodation activities above ground floor level whilst acknowledging that there will be a lower level of residential amenity due to the mix of activities and late night nature of the town centre.

13.2.1.3 Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the town centre by enabling restaurant and bar activities to occur without unduly restrictive noise controls.

13.2.2 Objective – Wanaka is a compact, convenient and attractive town centre that has opportunities for controlled expansion and intensification.

Policies

13.2.2.1 Provide for future controlled growth opportunities through the Town Centre Transition Overlay, which enables appropriate town centre activities to establish in a discrete area of residential-zoned land adjoining the town centre, recognises the existing mixed use character of that area, and makes a clear distinction between that transition area and the adjacent residential zone.

13.2.2.2 Discourage outward expansion of town centre activities in areas other than the Town Centre Transition Overlay in order to ensure that the town centre maintains a compact form.

Comment [MSOffice1]: 292 (John Walker)

WANAKA TOWN CENTRE 13

13.2.2.3 Enable opportunities for further intensification of development in the town centre by providing more generous building heights in the Wanaka Height Precinct.

13.2.2.4 Acknowledge and celebrate our cultural heritage, including incorporating reference to tangata whenua values, in the design of public spaces, where appropriate.

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 the scale of development generally comprises no more than a scale of two to three storeys, with the potential to develop a recessed fourth storey in the Wanaka Height Precinct.

Comment [MSOffice2]: 505 (JWA & DV Smith Trust)

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.

13.2.4 Objective – New development achieves high quality urban design outcomes that respond to the town's built character and sense of place.

Policies

13.2.4.1 Encourage new developments to be consistent with the design outcomes sought by the Wanaka Town Centre Character Guideline 2011.

13.2.4.2 Encourage building design that integrates with public spaces and facilitates the flow of pedestrians through the town centre by providing guidance through the Wanaka Town Centre Character Guideline 2011.

13.2.4.3 Control the height, scale, appearance and location of buildings in order to achieve a built form that complements the existing patterns of development and is consistent with the amenity values of the town centre.

13.2.4.4 Encourage building appearance that is responsive to and reflects the essential character of the town centre and its unique environmental setting.

13.2.4.5 Control the design and appearance of verandas so they integrate well with the buildings they are attached to and complement the overall streetscape and do not interfere with kerbside movements of high-sided vehicles, whilst providing appropriate cover for pedestrians.

Comment [MSOffice3]: 798 (ORC)

13.2.4.6 Ensure that outdoor storage areas are appropriately located and screened to limit any adverse visual effects and to be consistent with the amenity values of the town centre.

13.2.5 Objective – Appropriate limits are placed on town centre activities to minimise adverse environmental effects received both within and beyond the town centre.

Policies

13.2.5.1 Provide appropriate noise limits for town centre activities to minimise adverse noise effects received within the town centre and by nearby properties.

13.2.5.2 Acknowledge that some activities occurring in vibrant town centres can generate higher noise emissions by providing a higher noise limit in the Lower Ardmore Entertainment Precinct.

13.2.5.3 Locate the Lower Ardmore Entertainment Precinct so as to minimise the impacts of the higher noise limit on properties in the Residential Zones near the town centre.

13.2.5.4 Require acoustic insulation for critical listening environments (including residential activities and visitor accommodation) to limit the impact of town centre noise on occupants.

WANAKA TOWN CENTRE 13

- 13.2.5.5 Ensure that the location and direction of lights in the town centre does not cause significant glare to other properties, roads, and public places and promote lighting design that mitigates adverse effects on the night sky.
- 13.2.5.6 Acknowledge that parts of the Wanaka town centre are susceptible to flood risk and require appropriate measures to limit the impact of flooding or ponding in areas of known risk.
- 13.2.5.7 Avoid the establishment of activities that are not consistent with the amenity values of the town centre, cause inappropriate environmental effects, and are more appropriately located in other zones.
- 13.2.6 Objective – Pedestrian, cycle and vehicle linkages are safe and convenient, enabling people to easily negotiate their way through and around the town centre.**

Policies

- 13.2.6.1 Implement programmes of street and other public open space improvements and traffic and car parking management to enhance pedestrian amenity and improve the flow of pedestrians, cyclists, and vehicles through the town centre.
- 13.2.6.2 Provide pedestrian linkages that promote coherence of the built form of the town centre and are designed so as to receive levels of sunlight and weather protection as appropriate to the overall character of the particular locality.
- 13.2.6.3 To minimise opportunities for criminal activity through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of lot configuration, public and semi-public spaces, linkages and landscaping.
- 13.2.6.4 Provide an adequate range of parking options so residents and visitors can access the town centre with off-street parking predominantly located at the periphery in order to limit the impact of vehicles.

Comment [MSOffice4]: 505 (JWA & DV Smith Trust)

13.3 Other Provisions and Rules

13.3.1 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).

Comment [MSOffice5]: Drafting change for consistency/clarity.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 Operative <u>DP</u>)	25 Earthworks (22 Operative <u>DP</u>)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 Operative <u>DP</u>)
30 Utilities and Renewable Energy	31 Hazardous Substances (16 Operative <u>DP</u>)	32 Protected Trees
33 Indigenous Vegetation	34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings
36 Noise	37 Designations	Planning Maps

WANAKA TOWN CENTRE 13

13.3.2 Clarification

Advice Notes

Comment [MSOffice6]: Clarification only

13.3.2.1 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.

13.3.2.2 The following abbreviations are used within this Chapter.

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

13.4 Rules - Activities

	Activities located in the Wanaka Town Centre Zone	Activity status
13.4.1	Activities which are not listed in this table and comply with all standards	P
13.4.2	<p>Verandas, in respect of: design, appearance, materials, impact on and relationship to adjoining verandas (to be guided by the Wanaka Town Centre Character Guideline 2011) to avoid, remedy or mitigate adverse effects on:</p> <ul style="list-style-type: none"> • Neighbouring buildings and verandas; • The extent to which the veranda affects the use and enjoyment of the streetscape; and • The appearance of the building. • <u>The enabling of unobstructed kerbside movements of high-sided vehicles.</u> 	C
13.4.3	<p>Visitor Accommodation, in respect of:</p> <ul style="list-style-type: none"> • The location, provision, and screening of access and parking, traffic generation, and Travel Demand Management; • Landscaping; • The location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses; • The location and screening of bus and car parking from public places to ensure visual amenity is adequately protected; and • Where the site adjoins a residential zone: <ul style="list-style-type: none"> a. Noise generation and methods of mitigation; and b. Hours of operation, in respect of ancillary activities. 	C
13.4.4	<p>Buildings</p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> • <u>External appearance and materials</u> • <u>Signage platforms</u> • <u>Lighting</u> 	RD*

Comment [MSOffice7]: 798 (ORC)

Comment [MSOffice8]: Reformatting only

WANAKA TOWN CENTRE 13

	Activities located in the Wanaka Town Centre Zone	Activity status
	<ul style="list-style-type: none"> • Impact on the street (to be guided by the Wanaka Town Centre Character Guideline 2011), and • Natural hazards <p>To ensure that:</p> <ul style="list-style-type: none"> • The design of the building blends well with and contributes to an integrated built form; • The external appearance of the building is sympathetic to the surrounding natural and built environment. The use of stone, schist, plaster or natural timber is encouraged; • The views along a street or of significant view-shafts have been considered and responded to; • The building facade provides an active interface to open space on to which it fronts, and the detail of the facade is sympathetic to other buildings in the vicinity, having regard to: <ul style="list-style-type: none"> a. Building materials; b. Glazing treatment; c. Symmetry; d. External appearance; e. Human scale; and f. Vertical and horizontal emphasis; and g. Storage areas are appropriately located and screened; and <p>Assessment matters relating to Where a site is subject to any natural hazards and where the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses</p> <ul style="list-style-type: none"> • 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 • Whether such risk can be avoided or sufficiently reduced mitigated.¹ 	
13.4.5	<p>Licensed Premises</p> <p>Premises licensed for the consumption of alcohol on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor:</p> <p>13.4.5.1 to any person who is residing (permanently or temporarily) on the premises; and/or</p> <p>13.4.5.2 to any person who is present on the premises for the purpose of dining up until 12am.</p>	RD*

Comment [MSOffice9]: Non substantive, improved clarification, and to achieve greater consistency. ORC (798)

¹ Policies that guide the assessment of proposals on land affected by natural hazards are located in Chapter 28.

WANAKA TOWN CENTRE 13

	Activities located in the Wanaka Town Centre Zone	Activity status
	<p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> • The scale of the activity; • Car parking and traffic generation; • Effects on amenity (including that of adjoining residential zones and public reserves); • The configuration of activities within the building and site (e.g. outdoor seating, entrances); • Noise issues; • Hours of operation; and • Any relevant Council alcohol policy or bylaw. 	
13.4.6	Industrial Activities not otherwise provided for in this table	NC
13.4.7	Factory Farming	PR
13.4.8	Forestry Activities	PR
13.4.9	Mining Activities	PR
13.4.10	Airport	PR
13.4.11	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket), or any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR

Comment [MSOffice10]: Recommend that this be removed from a merits perspective and to be consistent with QTTC but no scope so has not been struck out

Comment [MSOffice11]: Recommend that this be removed from a merits perspective and to be consistent with QTTC but no scope so has not been struck out

13.5 Rules - Standards

	Standards for activities located in the Wanaka Town Centre Zone	Non-compliance status
13.5.1	<p>Setbacks and sunlight access – sites adjoining a Residential zone</p> <p>13.5.1.1 Buildings shall not project beyond a recession line constructed at an angle of 34° inclined towards the site from points 3m above any Residential Zone boundary.</p> <p>13.5.1.2 Where a site adjoins a Residential Zone all buildings shall be set back not less than 3m.</p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> • the visual effects of the height, scale, location and appearance of the building, in terms of dominance and loss of privacy on adjoining properties and any resultant shading effects. 	RD*
13.5.2	<p>Storage</p> <p>13.5.2.1 For all buildings with frontage to Helwick Street, Dunmore Street and Ardmore Street (west of Bullock Creek) storage areas shall be situated within the building or accessed from a service lane at the rear of the property.</p>	RD*

WANAKA TOWN CENTRE 13

	Standards for activities located in the Wanaka Town Centre Zone	Non-compliance status
	<p>13.5.2.2 In all other parts of the Town Centre Zone storage areas shall be screened from view from all public places and adjoining zones.</p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> • the effects on visual amenity; • consistency with the character of the locality; and • whether pedestrian and vehicle access is compromised. 	
13.5.3	<p>Residential Activities</p> <p>All residential activities shall be restricted to first floor level or above, with the exception of foyer and stairway spaces at ground level to facilitate access to upper levels.</p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> • the effects on surrounding buildings and activities; and • the maintenance of an active street frontage. 	RD*
13.5.4	<p>Flood Risk</p> <p>No building greater than 20m² shall be constructed or relocated with a ground floor level less than RL 281.9masl (381.9m Otago Datum) at Wanaka.</p> <p>Note: This ground floor minimum includes 1.3 metres to allow for wave action where necessary.</p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> • the level of risk from flooding and whether the risk can be appropriately avoided or mitigated; and • the extent to which the construction of the building will result in the increased vulnerability of other sites to flooding. 	RD*
13.5.5	<p>Verandas</p> <p>Every building with road frontage to Helwick Street, Dunmore Street and Ardmore Street shall, on its erection or on being reconstructed or altered in a way that substantially changes its external appearance, be provided with a veranda which shall be situated no higher than 3m above pavement level and shall provide continuous cover for pedestrians.</p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> • Consistency with the Wanaka Town Centre Character Guideline (2011); • Effects on pedestrian amenity; • The human scale of the built form; and • Historic heritage values (where relevant). 	RD*
13.5.6	<p>Setbacks from front boundaries</p> <p>All buildings shall be built up to the street boundary along the full street frontage of the site except where a pedestrian link is provided. Nothing in this rule shall preclude the inclusion of recessed entrances within any facade up to a depth of 1.5m and a width of 2m.</p> <p>*Discretion is restricted to consideration of all of the following:</p>	RD*

Comment [MSOffice12]: Recommended that this be removed from a merits perspective and to be consistent with QTTC but no scope so has not been struck out

WANAKA TOWN CENTRE 13

	Standards for activities located in the Wanaka Town Centre Zone	Non-compliance status									
	<ul style="list-style-type: none"> the effects on the quality of the overall streetscape (including sunlight access, the creation of a consistent building setback and widening of the street over time.) 										
13.5.7	<p>Acoustic insulation</p> <p>13.5.7.1 A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 6 in Chapter 36.</p> <p>13.5.7.2 All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1.</p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> the noise levels that will be received within the critical listening environments, with consideration including the nature and scale of the residential or visitor accommodation activity; the extent of insulation proposed; and whether covenants exist or are being volunteered which limit noise emissions on adjacent sites and/or impose no complaints covenants on the site. 	RD*									
13.5.8	<p>Maximum building height for all buildings other than those in the Wanaka Height Precinct</p> <p>The maximum building height shall be:</p> <p>13.5.8.1 8m to the eave line</p> <p>13.5.8.2 10m to the ridge line</p>	NC									
13.5.9	<p>Maximum building height for buildings in the Wanaka Height Precinct</p> <p>The maximum building height shall be:</p> <p>13.5.9.1 12m to the eave line</p> <p>13.5.9.2 14m to the ridge line</p> <p>13.5.9.3 Any fourth storey (excluding basements) and above shall be set back a minimum of 3m from the building frontage</p>	NC									
13.5.10	<p>Noise</p> <p>Town Centre Zone (including the Lower Ardmore Entertainment Precinct):</p> <p>13.5.10.1 Sound* from activities in the Town Centre Zone (excluding sound from the sources specified in rules 13.5.10.3 to 13.5.10.5 below) shall not exceed the following noise limits at any point within any other site in this zone:</p> <table style="margin-left: 40px;"> <tr> <td>a. daytime</td> <td>(0800 to 2200 hrs)</td> <td>60 dB LAeq(15 min)</td> </tr> <tr> <td>b. night-time</td> <td>(2200 to 0800 hrs)</td> <td>50 dB LAeq(15 min)</td> </tr> <tr> <td>c. night-time</td> <td>(2200 to 0800 hrs)</td> <td>75 dB LAFmax</td> </tr> </table> <p>* measured in accordance with NZS 6801:2008 and assessed in accordance</p>	a. daytime	(0800 to 2200 hrs)	60 dB LAeq(15 min)	b. night-time	(2200 to 0800 hrs)	50 dB LAeq(15 min)	c. night-time	(2200 to 0800 hrs)	75 dB LAFmax	NC
a. daytime	(0800 to 2200 hrs)	60 dB LAeq(15 min)									
b. night-time	(2200 to 0800 hrs)	50 dB LAeq(15 min)									
c. night-time	(2200 to 0800 hrs)	75 dB LAFmax									

WANAKA TOWN CENTRE 13

	Standards for activities located in the Wanaka Town Centre Zone	Non-compliance status
	<p>with NZS 6802:2008</p> <p>13.5.10.2 Sound from activities in the Town Centre Zone (excluding sound from the sources specified in rules 13.5.10.3 and 13.5.10.4 below) which is received in another zone shall comply with the noise limits set for the zone the sound is received in.</p> <p>13.5.10.3 Within the Town Centre Zone <u>only, but excluding those sites north of Ardmore Street</u>, sound* from music shall not exceed the following limits:</p> <ol style="list-style-type: none"> a. 60 dB LAeq(5 min) at any point within any other site in the Lower Ardmore Entertainment Precinct; and b. 55 dB LAeq(5 min) at any point within any other site outside the Lower Ardmore Entertainment Precinct. <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, and excluding any special audible characteristics and duration adjustments.</p> <p>13.5.10.4 Within the Town Centre Zone <u>only, but excluding those sites north of Ardmore Street</u>, sound* from voices shall not exceed the following limits:</p> <ol style="list-style-type: none"> a. 65 dB LAeq(15 min) at any point within any other site in the Entertainment Precinct; and b. 60 dB LAeq(15 min) at any point within any other site outside the Entertainment Precinct. <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008.</p> <p>13.5.10.5 Within the Town Centre Zone <u>only, but excluding those sites north of Ardmore Street</u>, sound* from any loudspeaker outside a building shall not exceed 75 dB LAeq(5 min) measured at 0.6 metres</p> <p>13.5.10.6 from the loudspeaker.</p> <p>* measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, excluding any special audible characteristics and duration adjustments.</p> <p>Exemptions:</p> <ul style="list-style-type: none"> • The noise limits in 13.5.10.1 and 13.5.10.2 shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999. • The noise limits in 13.5.10.1 to 13.5.10.5 shall not apply to outdoor public events pursuant to Chapter 35 of the District Plan. 	
13.5.11	<p>Glare</p> <p>13.5.11.1 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and so as to limit the effects on the night sky.</p> <p>13.5.11.2 No activity shall result in a greater than 10 lux spill (horizontal or</p>	NC

Comment [MSOffice13]: Submitters 9 (Terry Drayron), 196 (Whitney Thurlow), 707 (Wanaka on Water), and 728 (Wanaka Residents Association)

Comment [MSOffice14]: Submitters 9 (Terry Drayron), 196 (Whitney Thurlow), 707 (Wanaka on Water), and 728 (Wanaka Residents Association)

Comment [MSOffice15]: Submitters 9 (Terry Drayron), 196 (Whitney Thurlow), 707 (Wanaka on Water), and 728 (Wanaka Residents Association)

Comment [MSOffice16]: Recommended that this be removed from a merits perspective but no scope so has not been struck out

WANAKA TOWN CENTRE 13

	Standards for activities located in the Wanaka Town Centre Zone	Non-compliance status
	<p>vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property.</p> <p>13.5.11.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned residential measured at any point more than 2m inside the boundary of the adjoining property.</p> <p>13.5.11.4 External building materials shall either be coated in colours which have a reflectance value of between 0 and 36%; or consist of unpainted wood (including sealed or stained wood), unpainted stone, unpainted concrete, or copper.</p> <p>Except that:</p> <ul style="list-style-type: none"> architectural features, including doors and window frames, may be any colour; and Roof colours shall have a reflectance value of between 0 and 20%. 	
13.5.12	<p>Service Lanes</p> <p>Any development, redevelopment or substantial alteration of any site or property within this zone shall make provision for such service lane or through-site pedestrian access as indicated on Planning Map No. 21. Such provision shall be taken into account in the assessment of development levies applicable to the development, redevelopment or alteration. Service lanes shall be subdivided and vested in the Council.</p>	NC
13.5.13	<p>Maximum building coverage in relation to comprehensive developments</p> <p>13.5.13.1 <u>When undertaking a comprehensive development, the maximum building coverage calculated over the whole land area, shall be 75%.</u></p> <p>13.5.13.2 <u>When undertaking a comprehensive development the application shall include a comprehensive development plan for an area of at least 1400m².</u></p> <p><u>*In regard to rules 13.5.13.1 and 13.5.13.2, discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> <u>The adequate provision of pedestrian links, open spaces, outdoor dining opportunities</u> <u>The adequate provision of storage and loading/ servicing areas</u> <u>The site layout and location of buildings, public access to the buildings, and landscaping, particularly in relation to how the layout of buildings and open space interfaces with the street edge and any adjoining public places and how it protects and provides for view shafts, taking into account the need for active street frontages, compatibility with the character and scale of nearby residential zones, and the amenity and safety of adjoining public spaces and designated sites.</u> <p><u>For the purpose of this rule, a 'comprehensive development' means the construction of a building or buildings on a site or across a number of sites</u></p>	RD*

Comment [MSOffice17]: Recommended that this be removed from a merits perspective and to be consistent with QTTC but no scope so has not been struck out

WANAKA TOWN CENTRE 13

	Standards for activities located in the Wanaka Town Centre Zone	Non-compliance status
	<p>which total an area greater than 1400m².</p>	

Comment [MSOffice18]: 238 (NZIA)

13.6 Rules - Non-Notification of Applications

13.6.1 Applications for Controlled activities shall not require the written consent of other persons and shall not be notified or limited-notified.

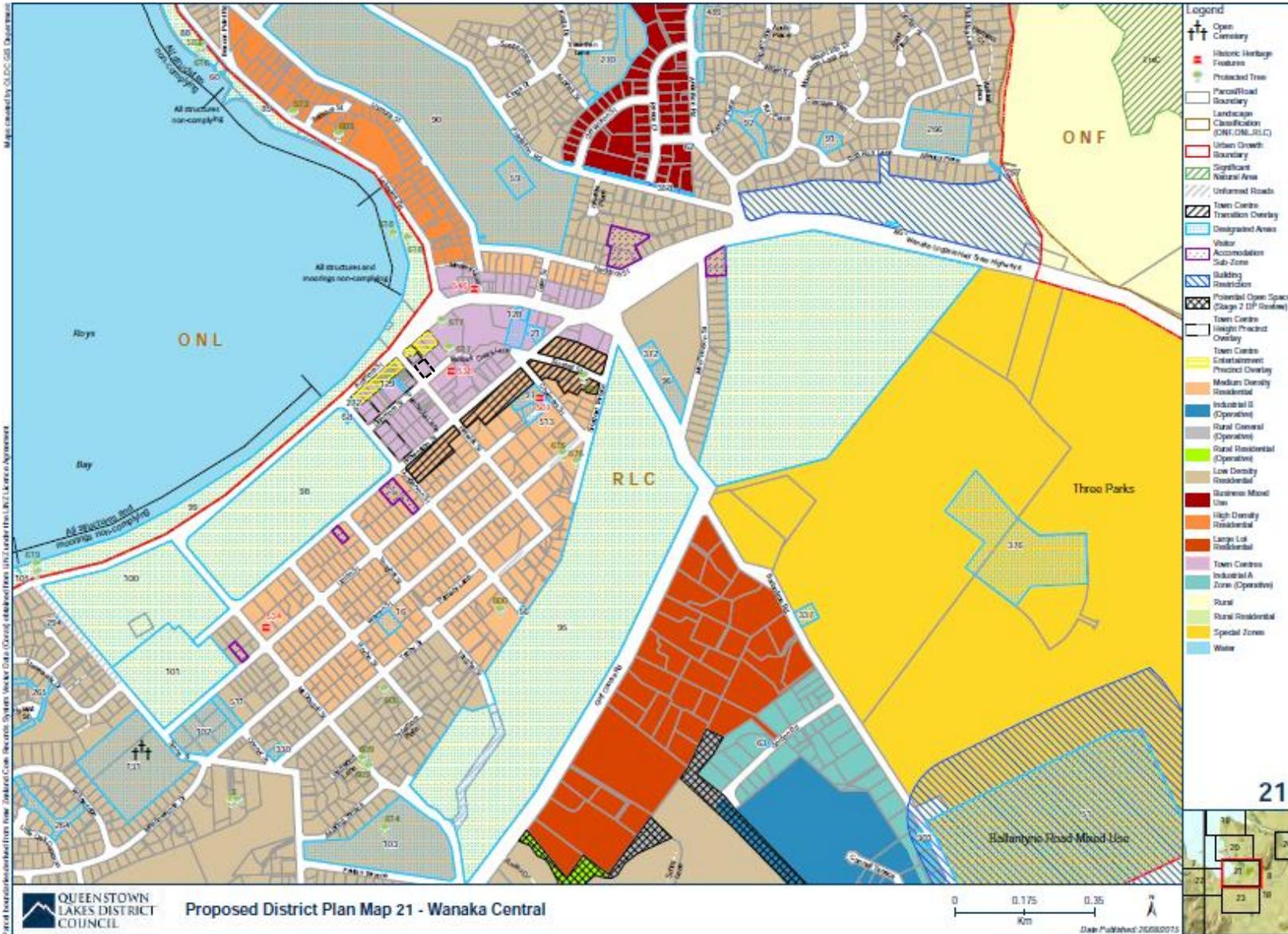
13.6.2 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:

13.6.2.1 Buildings.

13.6.3 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:

13.6.3.1 Setbacks and sunlight access – sites adjoining a Residential zone.

WANAKA TOWN CENTRE 13



Appendix 2. List of Submitters and Recommended Decisions

Appendix 2 to the Section 42A report for Chapter 13 - Wanaka Town Centre

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
9.11		Terry Drayron		Support	To develop a design philosophy along Lake Wanaka lakefront and prohibit any structural development on the lake foreshore areas.		Out of scope outside TLA/DP function	Out of Scope
9.11	FS1285.4	Nic Blennerhasset		Oppose	Opposes to the submitter's request because such a prohibition in the District Plan would over-ride the Wanaka Lakefront Reserves Management Plan. Agrees that a prohibition on structures on the lakefront reserves would also prevent provision of toilet facilities, playgrounds and the like on the reserves - such facilities support use of the reserves for recreation, which is the purpose of such recreation reserves under the Reserves Act.	Reject	Out of scope outside TLA/DP function	Out of Scope
9.11	FS1305.1	Wanaka Watersports Facility Trust		Oppose	The Trust seek that those parts of the above submissions that seek to prohibit development on the recreation reserves around the recreation reserves around the margin of the lakes be disallowed, and the relevant provisions of the Proposed District Plan be adopted.	Reject	Out of scope outside TLA/DP function	Out of Scope
19.7		Kain Fround		Support	Supports the provision	Accept in Part		Miscellaneous
110.10		Alan Cutler		Other	Supports proposal to concentrate and extend Wanaka CBD. Opportunities for café and specialized retail extending towards the toe of the old lake terrace, especially alongside Bullock Creek should be explored.		Transferred to Hearing Stream Residential	Residential Zone issue
110.11		Alan Cutler		Other	Supports proposal to concentrate and extend Wanaka CBD. Opportunities for café and specialized retail extending towards the toe of the old lake terrace, especially alongside Bullock Creek should be explored.		Transferred to Hearing Stream Residential	Residential Zone issue
112.2		Iain Weir		Support	Impose TCEP. Retain Town Centre Entertainment Precinct as proposed.	Accept		TCEP
117.6		Maggie Lawton		Other	13.2.1 Make the town centre somewhat low-key and people friendly, rather than focus on commercial. 13.2.5.6 What measures are proposed to limit the impact of flooding? 13.2.6 Why not completely pedestrianise the bottom part of Helwick St? It would create a great space for people and retail activity.		Out of scope outside TLA/DP function	Miscellaneous/ partly out of scope
225.2		Quentin Smith		Oppose	I strongly oppose any increase in height limits for wanaka and that much more work needs to be done on the impact of proposed height limits, and density changes on the parking and traffic issues associated with the increased demand. The wanaka town centres biggest issue in the future will be parking provision and given that the town centre is currently at no more than 50% of its permitted development, the introduction of higher height limits will add to an already significant problem, the introduction of a financial parking levi in lieu of providing parking onsite privately is essential to assist the community in servicing this demand created by commercial development and avoid significant conjestion and financial burden on residents.	Reject		Height/ transportation/ partly out of scope.
230.5		Loris King		Support	I agree with the Wanaka Town centre Transition Overlay location, as the Brownston Street area from Dungarvon Street through to Ardmore Street is already commercial on the left hand side going to Ardmore Street, and on the right hand side which is residential, we already have approximately six businesses operating. Because of the proximity to the commercial area both sides of Russell Street are the natural progression of commercial zoning, and, as well, businesses are already operating there.		Transferred to Hearing Stream Residential	Residential Zone issue
238.13		NZIA Southern and Architecture + Women Southern		Other	Support in part with additional provisions. The QLDC Urban Design Panel should review all projects in the Town centre, Transitional Town Centre, Business Mixed Use, High Density Residential and Medium Density residential with more than 2 dwellings per site in order to give effect to the design objectives and rules in the plan. The UDP process is already in place and should be used consistently to provide full, regular and effective design review.	Reject		Urban design and built form
238.13	FS1107.18	Man Street Properties Ltd		Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Urban design and built form
238.13	FS1226.18	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited		Oppose	The submitter opposes this submission. Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Urban design and built form
238.13	FS1234.18	Shotover Memorial Properties Limited & Horne Water Holdings Limited		Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		Urban design and built form
238.13	FS1239.18	Skyline Enterprises Limited & O'Connells Pavillion Limited		Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		Urban design and built form

Appendix 2 to the Section 42A report for Chapter 13 - Wanaka Town Centre

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
238.13	FS1241.18	Skyline Enterprises Limited & Accommodation and Booking Agents		Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		Urban design and built form
238.13	FS1242.41	Antony & Ruth Stokes		Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Transferred to the hearing on mapping	Further submission point is not relevant to Wanaka Town Centre Zone
238.13	FS1248.18	Trojan Holdings Limited & Beach Street Holdings Limited		Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Urban design and built form
238.13	FS1249.18	Tweed Development Limited		Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Urban design and built form
240.2		Gem Lake Limited		Oppose	Submitter owns land legally described as Part Section 17 Block XII Town of Wanaka (28 Helwick Street, Wanaka). Opposes the exclusion of the Town Centre area of Helwick Street from the Wanaka Height Precinct. Opposes the Wanaka Town Centre objectives, polices and rules that informs and supports Rule 13.5.8 and 13.5.9 in relation to maximum building height. Requests the Proposed District Plan is modified to include the Wanaka Town Centre Zone of Helwick Street within the Wanaka Height Precinct. The submitters also seek such further or consequential or alternative amendments necessary to give effect to this submission.	Accept in Part		Height
292.6		John Walker		Support	Strengthen policies 13.1; 13.2.1.1; 13.2.2.1; 13.2.6	Accept in Part		Miscellaneous
303.1		Steve Maluschig		Support	Requests provision of electric vehicle charging stations in existing and future parking areas in high use areas of Wanaka. eg. Pembroke park, The Marina, Schools, new pool/sports facility. Also a move to an electric vehicle fleet by the QLDC.		Out of scope outside TLA/DP function	Transportation
466.1		Thomas Wild		Support	Strongly supports the changes to noise limits, however requests that evening curfew for outside drinking/dining is extended.	Accept in Part		Noise and insulation/ partly out of scope
602.2		N & B Teat Family Trust		Support	Supports the proposed Wanaka Town Centre Zone.	Accept in Part		Miscellaneous
650.2		Foodstuffs South Island Ltd and Foodstuffs South Island Properties Ltd		Support	Support the inclusion of the New World Wanaka within the Wanaka Town Centre Zone and the exclusion of site coverage maximum. Removal of site coverage maximums will allow greater flexibility in design and better promote the efficient use of land and built resources.	Accept in Part		Urban design and built form
705.1		Ardmore Holdings Wanaka Limited		Support	The submitter's property is located at 93 Ardmore Street in Wanaka. Relief sought: 14. The submitter requests the following decision: a. The entertainment precinct is retained in Central Wanaka and includes the submitter's property; b. The height precinct us included on the submitter's property; and c. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission and overall assist with increasing vibrancy and facilitating hospitality activity in Wanaka. 15. If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Entertainment Precinct in the Proposed Plan as notified is given primacy over the others on the basis of it being the most appropriately located site.	Accept		TCEP/ height
707.6		Wanaka on Water		Not Stated	6. The Body Corporate seeks the following decision from the local authority: (c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and associated maps; (d) Delete all policies related to the Lower Ardmore Entertainment Precinct.	Reject		TCEP
238.152		NZIA Southern and Architecture + Women Southern	13.2 Objectives and Policies	Other	To achieve the objectives and policies it is necessary to measure whether the objectives are being achieved. The baseline Health Check needs to be undertaken urgently before the development of an additional commercial centre at Three Parks. Appropriate budget provision needs to be made for this and future Wanaka Town centre Heath Checks.	Reject		Miscellaneous

Appendix 2 to the Section 42A report for Chapter 13 - Wanaka Town Centre

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
238.152	FS1107.157	Man Street Properties Ltd	13.2 Objectives and Policies	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Miscellaneous
238.152	FS1226.157	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	13.2 Objectives and Policies	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Miscellaneous
238.152	FS1234.157	Shotover Memorial Properties Limited & Horne Water Holdings Limited	13.2 Objectives and Policies	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		Miscellaneous
238.152	FS1239.157	Skyline Enterprises Limited & O'Connells Pavillion Limited	13.2 Objectives and Policies	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		Miscellaneous
238.152	FS1241.157	Skyline Enterprises Limited & Accommodation and Booking Agents	13.2 Objectives and Policies	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		Miscellaneous
238.152	FS1242.180	Antony & Ruth Stokes	13.2 Objectives and Policies	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Transferred to Hearing Stream Business	Further submission point is not relevant to Wanaka Town Centre Zone
238.152	FS1248.157	Trojan Holdings Limited & Beach Street Holdings Limited	13.2 Objectives and Policies	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Miscellaneous
238.152	FS1249.157	Tweed Development Limited	13.2 Objectives and Policies	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Miscellaneous
707.10		Wanaka on Water	13.2 Objectives and Policies	Not Stated	6. The Body Corporate seeks the following decision from the local authority: (c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and associated maps; (d) Delete all policies related to the Lower Ardmore Entertainment Precinct.	Reject		TCEP
728.2		Wanaka Residents Association	13.2 Objectives and Policies	Other	We support the adoption of clauses: •13.2.2 •13.2.3 •13.2.4 •13.2.5 - with the EXCEPTION of 13.2.5.2. •13.2.6 We oppose changes to noise levels as per 13.2.5.2 We request that current noise rues be retained.	Accept in Part		Noise and insulation
156.1		Kai Whakapai cafe-bar (legal name the homestead ltd)	13.2.1 Objective 1	Support	Support.	Accept		The role of Town Centre (Objective 13.2.1)
156.2		Kai Whakapai cafe-bar (legal name the homestead ltd)	13.2.1 Objective 1	Support	Support.	Accept		The role of Town Centre (Objective 13.2.1)
196.1		Whitney Thurlow	13.2.1 Objective 1	Oppose	Oppose - in particular 13.2.1.3 - considers that current noise restrictions are not 'unduly' restrictive.	Reject		Noise and insulation
156.3		Kai Whakapai cafe-bar (legal name the homestead ltd)	13.2.2 Objective 2	Support	Support.	Accept		13.2.2

Appendix 2 to the Section 42A report for Chapter 13 - Wanaka Town Centre

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
505.2		JWA & DV Smith Trust	13.2.2.3	Other	Amend Policy 13.2.2.3 as follows: Enable opportunities for further intensification of development in the town centre by providing more generous where such development complies with the building heights in the Wanaka Height Precinct	Reject		Height
156.4		Kai Whakapai cafe-bar (legal name the homestead ltd)	13.2.3 Objective 3	Support	Support.	Accept		Height
504.2		Virginia Barbara Bush	13.2.3 Objective 3	Support	Retain objectives 13.2.3 and policies 13.2.2.1, 13.2.2.2, 13.2.2.3 and rules which give effect to these provisions.	Out of Scope in Part		Height
505.1		JWA & DV Smith Trust	13.2.3 Objective 3	Other	Amend Objective 13.2.3 as follows: Wanaka town centre retains provides a low scale built form where appropriate that maintains a human scale.	Reject		Height
505.3		JWA & DV Smith Trust	13.2.3.1	Other	Amend Policy 13.2.3.1 as follows: Ensure Encourage that development to generally comprise a scale of two to or three storeys, with potential in appropriate circumstances to develop a recessed fourth storey in the Wanaka Height Precinct.	Accept in Part		Height
505.4		JWA & DV Smith Trust	13.2.3.2.	Other	Delete Policy 13.2.3.2	Reject		Height
156.5		Kai Whakapai cafe-bar (legal name the homestead ltd)	13.2.4 Objective 4	Support	Support, so long as changes are not required to existing verandas.	Accept		Urban design and built form
156.6		Kai Whakapai cafe-bar (legal name the homestead ltd)	13.2.5 Objective 5	Support	Supports this objective, in particular supports inclusion of the Lower Ardmore Entertainment Precinct. However requests that curfew for outside drinking/dining is either extended to 11pm OR allow the conditions of liquor licence applications to reflect the circumstances of each individual case. Also encourage the issue of buskers licences from premises in this zone, if appropriate for their location and outside space, with a 10pm curfew.	Accept in Part		TCEP/ licenced premises/ partly out of scope
156.6	FS1028.3	Wanaka on Water Body Corporate 63238	13.2.5 Objective 5	Oppose	The submitter seeks that that part of 13.2.5 of the submission be disallowed.	Reject		TCEP/ licenced premises/ partly out of scope
707.4		Wanaka on Water	13.2.5 Objective 5	Not Stated	6. The Body Corporate seeks the following decision from the local authority: (b) Confirm Objective 13.2.5 and Policy 13.2.5.1.	Accept		Noise and insulation
707.5		Wanaka on Water	13.2.5.1	Not Stated	6. The Body Corporate seeks the following decision from the local authority: (b) Confirm Objective 13.2.5 and Policy 13.2.5.1.	Accept		Noise and insulation
707.8		Wanaka on Water	13.2.5.2	Not Stated	6. The Body Corporate seeks the following decision from the local authority: (c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and associated maps; (d) Delete all policies related to the Lower Ardmore Entertainment Precinct.	Reject		TCEP
707.9		Wanaka on Water	13.2.5.3.	Not Stated	6. The Body Corporate seeks the following decision from the local authority: (c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and associated maps; (d) Delete all policies related to the Lower Ardmore Entertainment Precinct.	Reject		TCEP
505.5		JWA & DV Smith Trust	13.2.6Objective 6	Other	Amend Objective 13.2.6 as follows: Pedestrian, cycle and vehicle linkages are safe and convenient, providing for an easily accessible town centre enabling people to easily negotiate their way through and around the town centre.	Reject		Transportation
505.8		JWA & DV Smith Trust	13.2.6Objective 6	Not Stated	Insert new policy 13.2.6.5 as follows: Provide for vehicle use in a manner which retains essential vehicle access to the town centre while providing for pedestrian safety.	Reject		Transportation
505.9		JWA & DV Smith Trust	13.2.6Objective 6	Not Stated	Insert new policy 13.2.6.6 as follows: Recognise the intensification of density and activity levels within the town centre will require comprehensive traffic management and sufficient on-site car parking.	Reject		Transportation
505.9	FS1048.3	Foodstuffs South Island Limited and Foodstuffs South Island Properties Limited	13.2.6Objective 6	Support	Allow the submission point	Reject		Transportation
505.6		JWA & DV Smith Trust	13.2.6.1	Other	Amend Policy 13.2.6.1 as follows: Implement programmes of street, traffic and car parking management , and other public open space improvements to enhance pedestrian- amenity values and improve the flow of pedestrians, cyclists and vehicles through the town centre.	Accept in Part		Transportation
505.6	FS1048.1	Foodstuffs South Island Limited and Foodstuffs South Island Properties Limited	13.2.6.1	Support	Allow the submission point	Accept in Part		Transportation

Appendix 2 to the Section 42A report for Chapter 13 - Wanaka Town Centre

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
218.1		John Barlow	13.2.6.4	Other	A large parking building should be built close to the centre of town. Section 13.2.6.4 sets out objectives for parking which are rather vague but suggest parking is best provided on the periphery of the town. Implement a requirement to provide onsite parking or contribute to the construction of off site parking in an appropriate place.	Reject		Transportation/ partly out of scope
505.7		JWA & DV Smith Trust	13.2.6.4	Other	Amend Policy 13.2.6.4 as follows: Provide an adequate range of parking options so residents and visitors can access the town centre with <u>adequate on-site car parking where appropriate predominantly located at the periphery in order to limit the impact of vehicles.</u>	Reject		Transportation
505.7	FS1048.2	Foodstuffs South Island Limited and Foodstuffs South Island Properties Limited	13.2.6.4	Support	Allow the submission point	Reject		Transportation
707.12		Wanaka on Water	13.4 Rules - Activities	Not Stated	(e) Amend the noise rules applying to the Wanaka Town Centre as follows: (i) Retain the noise rules stated in the Operative District Plan; (ii) Require any noise mitigation to be undertaken by noise producers; (iii) Make appropriate amendments to the proposed District Plan such that no bar or restaurant activity shall occur on road reserves and reserve land beyond the operative district plan noise limits. (f) Any additional or consequential relief to give effect to this submission.	Reject		Noise and insulation
798.40		Otago Regional Council	13.4.2	Oppose	Effects on Public Transport Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.	Accept		Urban design and built form/ transportation
505.10		JWA & DV Smith Trust	13.4.4	Other	Insert the following into rule 13.4.4: *Discretion is restricted to consideration of all of the following: external appearance, materials, signage platform, lighting, impact on the street (to be guided by the Wanaka Town Centre Character Guideline 2011), <u>adequate on-site car parking</u> , and natural hazards to ensure that:	Reject		Transportation
505.10	FS1048.4	Foodstuffs South Island Limited and Foodstuffs South Island Properties Limited	13.4.4	Support	Allow the submission point	Reject		Transportation
196.2		Whitney Thurlow	13.5 Rules - Standards	Oppose	Opposes increasing noise limits due to effects on residents and tourists who come to Wanaka for its non -urban lifestyle.	Accept in Part		Noise and insulation
202.5		Graham Dickson	13.5 Rules - Standards	Oppose	The inclusion in the Plan of a parking requirement for visitor accommodation in the town centre.	Reject		Transportation
238.150		NZIA Southern and Architecture + Women Southern	13.5 Rules - Standards	Other	Greater than 80% building coverage should remain discretionary to ensure pedestrian linkages are retained and parking provided for.	Accept in Part		Urban design and built form
238.150	FS1107.155	Man Street Properties Ltd	13.5 Rules - Standards	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		Urban design and built form
238.150	FS1226.155	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	13.5 Rules - Standards	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		Urban design and built form
238.150	FS1234.155	Shotover Memorial Properties Limited & Horne Water Holdings Limited	13.5 Rules - Standards	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept in Part		Urban design and built form
238.150	FS1239.155	Skyline Enterprises Limited & O'Connells Pavillion Limited	13.5 Rules - Standards	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept in Part		Urban design and built form
238.150	FS1241.155	Skyline Enterprises Limited & Accommodation and Booking Agents	13.5 Rules - Standards	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept in Part		Urban design and built form
238.150	FS1242.178	Antony & Ruth Stokes	13.5 Rules - Standards	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Transferred to the hearing on mapping	Further submission point is not relevant to Wanaka Town Centre Zone

Appendix 2 to the Section 42A report for Chapter 13 - Wanaka Town Centre

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
238.150	FS1248.155	Trojan Holdings Limited & Beach Street Holdings Limited	13.5 Rules - Standards	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		Urban design and built form
238.150	FS1249.155	Tweed Development Limited	13.5 Rules - Standards	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		Urban design and built form
673.5		Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	13.5 Rules - Standards	Other	Support the exclusion of the site coverage maximum for both the Wanaka Town Centre Zone.	Accept in Part		Urban design and built form
707.13		Wanaka on Water	13.5 Rules - Standards	Not Stated	(e) Amend the noise rules applying to the Wanaka Town Centre as follows: (i) Retain the noise rules stated in the Operative District Plan; (ii) Require any noise mitigation to be undertaken by noise producers; (iii) Make appropriate amendments to the proposed District Plan such that no bar or restaurant activity shall occur on road reserves and reserve land beyond the operative district plan noise limits. (f) Any additional or consequential relief to give effect to this submission.	Accept in Part		Noise and insulation
650.8		Foodstuffs South Island Ltd and Foodstuffs South Island Properties Ltd	13.5.1	Support	The reduced building setback (from 4.5m to 3m) will enable greater flexibility in design that coupled with building height and recession plane requirements will not compromise the character and amenity of adjoining residential properties.	Accept		Urban design and built form
673.3		Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	13.5.1	Support	Retain, in its notified form, Rule 13.5.1 Setbacks and sunlight access – sites adjoining a Residential zone	Accept		Urban design and built form
798.41		Otago Regional Council	13.5.5	Oppose	Effects on Public Transport Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.	Reject		Urban design and built form/ transportation
202.4		Graham Dickson	13.5.8	Oppose	Opposes proposed height limit rule, instead requests that the height limit rule be simplified to state a maximum building height of 10m. with a maximum of 2 storeys.	Reject		height
438.28		New Zealand Fire Service	13.5.8	Not Stated	Retain Standard 13.5.8 as notified	Accept		Height
54.1		DD and KK Dugan Family Trust	13.5.9	Support	Supports the Wanaka Height Precinct (shown on proposed planning map Z1), in particular where it applies to the submitter's property at 8 Dunganon St. Supports good quality urban design and would like to see more flexible development options made available in this part of Wanaka Town Centre that better utilise the sites capacity and location. Requests that the Council confirm the Wanaka Height Precinct in the Wanaka Town Centre Zone and Precinct applying to the land owned by the submitter.	Accept		Height precinct
202.3		Graham Dickson	13.5.9	Oppose	Opposes inclusion of the Town Centre Height overlay and the increased height limits proposed for it.	Reject		Height precinct
238.149		NZIA Southern and Architecture + Women Southern	13.5.9	Other	Wanaka Town Centre proposed heights are supported subject to reference to the Wanaka Town Centre Design Guidelines to ensure sun to streets is not blocked and that upper levels are set back where appropriate to retain solar access to public spaces. The proposed Wanaka Height Precinct is in the wrong place. The increased height on the waterfront on the north of the Town Centre will overshadow and diminish views. Proposed Wanaka Height Precinct should be moved to a more appropriate location on Ardmore Street. The most appropriate location is the north side of Upper Ardmore street between Monley Lane and Hettich Street. All projects in the Wanaka Height Precinct should be subject to design review.	Accept in Part		height and height precinct
238.149	FS1107.154	Man Street Properties Ltd	13.5.9	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		height and height precinct
238.149	FS1226.154	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	13.5.9	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		height and height precinct
238.149	FS1234.154	Shotover Memorial Properties Limited & Horne Water Holdings Limited	13.5.9	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept in Part		height and height precinct
238.149	FS1239.154	Skyline Enterprises Limited & O'Connells Pavillion Limited	13.5.9	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept in Part		height and height precinct

Appendix 2 to the Section 42A report for Chapter 13 - Wanaka Town Centre

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
238.149	FS1241.154	Skyline Enterprises Limited & Accommodation and Booking Agents	13.5.9	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		height and height precinct
238.149	FS1242.177	Antony & Ruth Stokes	13.5.9	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Transferred to Hearing Stream Business	Further submission point is not relevant to Wanaka Town Centre Zone
238.149	FS1248.154	Trojan Holdings Limited & Beach Street Holdings Limited	13.5.9	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		height and height precinct
238.149	FS1249.154	Tweed Development Limited	13.5.9	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		height and height precinct
438.29		New Zealand Fire Service	13.5.9	Not Stated	Retain Standard 13.5.9 as notified	Accept		height and height precinct
650.9		Foodstuffs South Island Ltd and Foodstuffs South Island Properties Ltd	13.5.9	Support	Increased height allowance in the proposed Wanaka Height Precinct will enable greater flexibility of design for buildings and more efficient use of land and built resources.	Accept		height and height precinct
673.4		Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	13.5.9	Support	Retain, in its notified form, Rule 13.5.9 regarding Maximum building height for buildings in the Wanaka Height Precinct.	Accept		height and height precinct
9.4		Terry Drayton	13.5.10	Other	Opposes proposed increase to noise levels in Wanaka town centre.	Accept in Part		Noise and insulation
90.1		Trout Bar	13.5.10	Support	Increase the noise limits.	Accept in Part		Noise and insulation
90.1	FS1028.1	Wanaka on Water Body Corporate 63238	13.5.10	Oppose	The submitter seeks that all the relief sought in the submission be disallowed.	Accept in Part		Noise and insulation
129.1		Lake Bar Limited	13.5.10	Support	Supports Lower Ardmore Street Entertainment Precinct and Increased Decibel Level. Requests consideration of an extension of outside drinking and dining time to 11pm during the period 1st November to 30th April Annually.	Accept in Part		TCEP/ partly out of scope
129.1	FS1028.2	Wanaka on Water Body Corporate 63238	13.5.10	Oppose	The submitter seeks that all relief sought in the submission be disallowed.	Accept in Part		TCEP
238.151		NZIA Southern and Architecture + Women Southern	13.5.10	Other	Support with management plan. Further definition of this zone is needed. A management plan is required to ensure that this precinct is actively controlled by QLDC not just by responding to complaints.	Reject		TCEP
238.151	FS1107.156	Man Street Properties Ltd	13.5.10	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		TCEP
238.151	FS1226.156	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	13.5.10	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		TCEP
238.151	FS1234.156	Shotover Memorial Properties Limited & Horne Water Holdings Limited	13.5.10	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		TCEP
238.151	FS1239.156	Skyline Enterprises Limited & O'Connells Pavillion Limited	13.5.10	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		TCEP
238.151	FS1241.156	Skyline Enterprises Limited & Accommodation and Booking Agents	13.5.10	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		TCEP
238.151	FS1242.179	Antony & Ruth Stokes	13.5.10	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Transferred to Hearing Stream Business	Further submission point is not relevant to Wanaka Town Centre Zone

Appendix 2 to the Section 42A report for Chapter 13 - Wanaka Town Centre

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
238.151	FS1248.156	Trojan Holdings Limited & Beach Street Holdings Limited	13.5.10	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		TCEP
238.151	FS1249.156	Tweed Development Limited	13.5.10	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		TCEP
260.1		Roger Gardiner	13.5.10	Support	Supports inclusion of the Entertainment Precinct, however seeks a relaxation of the current 10pm curfew for outside balcony areas to 11pm.	Accept in Part		TCEP/ partly out of scope
260.1	FS1028.4	Wanaka on Water Body Corporate 63238	13.5.10	Oppose	The submitter seeks that part 13 Wanaka Town Centre of the submission be disallowed.	Accept in Part		TCEP
707.11		Wanaka on Water	13.5.10	Not Stated	(e) Amend the noise rules applying to the Wanaka Town Centre as follows: (i) Retain the noise rules stated in the Operative District Plan; (ii) Require any noise mitigation to be undertaken by noise producers; (iii) Make appropriate amendments to the proposed District Plan such that no bar or restaurant activity shall occur on road reserves and reserve land beyond the operative district plan noise limits. (f) Any additional or consequential relief to give effect to this submission.	Reject		Noise and insulation
650.7		Foodstuffs South Island Ltd and Foodstuffs South Island Properties Ltd	13.6.2	Support	Removing the need for affected party approvals and notification for new buildings in the Town Centre Zones will streamline decision making process, minimise consenting risk and reduce processing costs/delays.	Accept		Miscellaneous
673.2		Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	13.6.2	Support	Retain, in its notified form, Rule 13.6.2, in respect of no written consent and non-notification.	Accept		Miscellaneous

Appendix 3. Section 32 Report



Section 32 Evaluation Report

Wanaka Town Centre

Contents

Section 32 Evaluation Report: Wanaka Town Centre	2
1. Strategic Context	2
2. Regional Planning Documents	2
3. Resource Management Issues	2
4. Purpose and Options	4
5. Scale and Significance Evaluation	11
6. Evaluation of proposed Objectives Section 32 (1) (a)	11
7. Evaluation of the proposed provisions Section 32 (1) (b).....	14
8. Efficiency and effectiveness of the provisions	30
9. The risk of not acting	30
References	30

Section 32 Evaluation Report: Wanaka Town Centre

1. Strategic Context

Section 32(1)(a) of the Resource Management Act 1991 requires that a Section 32 evaluation report must examine the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act.

The purpose of the Act requires an integrated planning approach and direction:

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The remaining provisions in Part 2 of the Act provide a framework within which objectives are required to achieve the purpose of the Act and provisions are required to achieve the relevant objectives.

2. Regional Planning Documents

The District Plan must *give effect to* the operative RPS and must *have regard to* any proposed RPS.

The operative RPS contains a number of objectives and policies that are relevant to this review, namely objectives 9.4.1 to 9.4.3 and policies 9.5.1 to 9.5.5 (inclusive). The proposed plan change provisions are consistent with, and give effect to, these RPS provisions.

The Otago Regional Council ["ORC"] is currently in the process of reviewing the RPS 1998. In May 2014 the ORC published and consulted on the RPS 'Otago's future: Issues and Options Document, 2014' (www.orc.govt.nz). The proposed RPS was released for formal public notification on the 23 May 2015 and also contains a number of objectives and policies that are relevant, namely objectives 3.6 to 3.8 (incl.) & 4.3, and policies 3.6.6, 3.7.1 to 3.7.4 (incl.), 3.8.1, 4.3.3 & 4.3.4.

3. Resource Management Issues

The operative District Plan anticipates that the Wanaka Town Centre Zone will continue to function as one of the key commercial, retail and entertainment areas of the district. This review of the operative provisions seeks to address a number of key issues (detailed below), whilst also strengthening the existing policy framework by providing more targeted objectives and policies, and increasing the overall legibility of the Plan.

The resource management issues set out in this section have been identified from the following sources (see Section 10 of this report for a full list of references and associated weblinks):

- Wanaka Land Demands – Review of the Wanaka Structure Plan (2007)
- Wanaka Town Centre Strategy (2009)
- Wanaka Town Centre Monitoring Report (2010)
- Town Centre Zones Monitoring Report (2012)
- Business Zones Capacity Report prepared by McDermott Miller Strategies Limited
- Peer review of Business Zones Capacity Report by Dr Phil McDermott
- Community consultation, Council workshops and a meeting of the Council's Resource Management Focus Group

- Relevant legislative changes enacted since the Plan became operative

The key issues are:

Issue 1: Development capacity and opportunities for expansion

The following recent work has been undertaken to better understand the supply and demand for employment land, and projected growth in residents, visitors, and dwellings:

- Review of District Plan Business Zones Capacity and Development of Zoning Hierarchy (November 2013) undertaken by McDermott Miller Strategies Limited & Allan Planning & Research Limited [“McDermott Miller report”]
- Peer Review of the McDermott Miller report (January 2014) prepared by McDermott Consultants Ltd
- Growth projections 2014 undertaken by Rationale

Relevantly, this work provides an up-to-date picture of;

- Existing and projected growth in residential, visitor accommodation, dwelling and employment numbers;
- The ability for the existing Town Centre Zone to supply this demand;
- The projected demand for High Density Residential development in the vicinity of the Town Centre; and
- The roading and parking requirements that will be necessary to cope with growth in the order of that which is anticipated in the Town Centre Zone.

The McDermott Miller report highlights that with the recent consenting of the Three Parks mixed use area, Wanaka is currently well served with land zoned for commercial activities. The report concludes that currently supply exceeds demand for commercially zoned land in Wanaka up until 2031, even under the most optimistic projections.

In considering the effect that the Three Parks development may have on the Wanaka Town Centre, the plan change documentation highlighted the need for additional commercial/business-zoned land to avoid land prices rising to a point where they place a barrier to the establishment of new businesses. The report recognises that there is existing pressure for retail development to locate in the Anderson Heights business area and the Ballantyne Road industrial area. In order to manage projected retail demand pressures, whilst avoiding compromising the viability of the Wanaka Town Centre, a staging plan for Three Parks has been implemented.

As such, the Wanaka town centre has the opportunity to maintain its present compact form. This assessment, in particular, considers changes to enable limited additional development opportunities through increased building heights within the bounds of the existing Zone extent and through acknowledging the existing creep of commercial activities onto the eastern side of Brownston St and along Russell St by providing a Town Centre Transition Overlay.

Issue 2: The appropriate height, bulk and location of buildings, quality urban design and built form

In considering whether the operative rules that guide the construction of new buildings are appropriate, the following was noted at the outset of this review:

- A significant proportion of resource consents received for development in the Wanaka Town Centre Zone were required for breaches of height and/ or coverage and that all were being granted and almost all were processed on a non-notified basis (see Monitoring Report 2012 findings);
- The Wanaka Town Centre Character Guideline [“Guideline”] was introduced in June 2011. As a non-statutory document, it currently sits outside the District Plan, but provides considerable guidance to encourage new developments to achieve high quality urban design outcomes. Introduction of the Guideline has been timely, as the intervening 3 years has enabled consideration of its effectiveness while in a non-statutory form.

The above matters highlight the issue of whether the operative provisions that guide the design and location of new buildings are working effectively and efficiently. This review considers, in light of the introduction of

the Guideline, whether the operative performance standards are appropriate, and whether the Guideline could be directly referenced in the Plan, thereby giving it statutory weight.

Issue 3: Managing adverse environmental effects from town centre activities (noise issues, in particular)

Noise issues arise from time-to-time due to conflict between bars and restaurants and residential and visitor accommodation. Over time, as Wanaka's population and visitor numbers increase we may see increasing noise complaints of this kind.

Evening entertainment premises, such as bars and restaurants, struggle to comply with these standards, with issues arising due to:

- The fact that the operative Plan sends a confused message that the town centre should be a mixed use area but then, due to the strict noise rules, outside dining and drinking is limited in the evening;
- Late night trading means that bars need not close until 4 am; and
- The smoking legislation requires people to smoke outside.

This review therefore considers whether changes can be made to the operative noise provisions to further acknowledge and formalise the importance of enabling a lively town centre nightlife, whilst ensuring that residential activities occurring within and near to the town centre maintain an appropriate level of amenity. Other operative standards addressing matters such as lighting glare and the effects of activities that are not appropriate for the town centre are also considered.

Issue 4: Flood risk

In 2006 the ORC and Queenstown Lakes District Council released a non-statutory **Joint Flood Mitigation Strategy** The Strategy determined that, rather than construct physical works to control flooding, the councils would help the community manage the flood risk.

Relevantly, the Strategy determined that QLDC will:

- Enforce minimum building floor levels;
- Encourage¹ developers to adopt higher levels where the effect on amenity and mobility and streetscape is not adverse;
- Encourage flood proof building design and construction²

Whilst a significant area of the Wanaka town centre is flood prone, raising floor levels can result in adverse effects on the streetscape due to resultant undulating footpaths, height differences between the road level and footpath level and disabled access issues. Lower Ardmore Street was highlighted in the Wanaka Town Centre Strategy as an area that has been impacted by the construction of split promenades constructed above the flood level.

This review ultimately considers whether the operative provisions that address the flood hazard are the most appropriate method of addressing this issue.

4. Purpose and Options

The overarching purpose of the Wanaka Town Centre chapter is to enable a variety of activities to occur that meet the needs of residents and visitors. The integration of town centre buildings with the public realm is integral to attracting people to the town centre and helping them negotiate their way through it. New developments are expected to achieve high quality urban design outcomes, which ultimately contribute to the vibrancy and economic viability of the centre. The Town Centre chapter also needs to consider appropriate limits on activities to ensure that neighbouring residential properties maintain appropriate levels of amenity, and activities that cause inappropriate effects are encouraged to establish in other, more appropriate, zones.

Strategic Directions

¹ Through Section 71 of the Building Act and 106 of the RMA

² Learning to Live with Flooding: A Flood Risk Management Strategy for the communities of Lakes Wakatipu and Wanaka, Pg7

The following goals and objectives from the Strategic Directions chapter of the draft District Plan are relevant to this assessment:

<p><i>Goal 3.2.1: Develop a prosperous, resilient and sustainable economy</i></p> <p><i>Objective 13.2.1.1: Recognise, develop and sustain the Queenstown and Wanaka central business areas as the hubs of New Zealand's premier alpine resorts and the District's economy.</i></p>
<p><i>Goal 3.2.2: The strategic and integrated management of urban growth</i></p> <p><i>Objective 3.2.2.1: Ensure urban development occurs in a logical manner:</i></p> <ul style="list-style-type: none"> • <i>to promote a compact and integrated urban form; [...]</i>
<p><i>Goal 3.2.3: A quality built environment taking into account the character of individual communities</i></p> <p><i>Objective 3.2.3.1: Achieve a built environment that ensures our urban areas are desirable places to live, work and play</i></p>
<p><i>Goal 3.2.4: The protection of our natural environment and ecosystems</i></p> <p><i>Objective 3.2.4.8: To respond positively to Climate Change</i></p>
<p><i>Goal 3.2.6: To enable a safe and healthy community that is strong, diverse and inclusive for all people.</i></p> <p><i>Objective 3.2.6.2: To ensure a mix of housing opportunities.</i></p>

In general terms, and within the context of this review, these goals and objectives are met by:

- enabling quality development and enhancement;
- avoiding commercial zoning that could undermine the role of Wanaka's town centre;
- promoting growth in visitor activity and growth and investment in the town centres;
- enabling a diverse range of housing options in existing urban communities; and
- concentrating development within existing urban areas.

Determining the most appropriate methods to resolve the issues highlighted for the Wanaka town centre will enable the Plan to give effect to relevant parts of the Strategic Directions chapter, and ultimately meet the purpose of the Act.

As required by section 32(1)(b) RMA, the following section considers various broad options considered to address each issue, and makes recommendations as to the most appropriate course of action in each case.

Broad options considered to address issues

Issue 1: Development capacity and opportunities for expansion

Option 1: Retain the operative provisions

Option 2: Amend the operative provisions to reduce development opportunities

Option 3 (**Recommended**): Explore options to enable further development opportunities through providing for intensification of development, and consider whether there are opportunities to extend the boundaries of the Town Centre Zone

	Option 1: Status quo/ No change	Option 2: Reduce development opportunities	Option 3: Comprehensive review that enables limited growth
Costs	<ul style="list-style-type: none"> Does not enable further opportunities to increase development capacity. Takes a short-term view – i.e. growth opportunities would be limited to development of a limited number of undeveloped sites, and redevelopment of existing building stock. Does not contribute to the vibrancy and economic prosperity of the Town Centre beyond the status quo. Does not give effect to the relevant goals and objectives of the proposed Strategic Directions chapter. Does not achieve the goal for a streamlined District Plan 	<ul style="list-style-type: none"> Inconsistent with the approach set out in the draft Strategic Directions Chapter. May stifle opportunities for economic development, thereby limiting ability for the town centre to prosper. Does not acknowledge the existing creep of town centre activities into adjacent Residential-zoned land. Has costs associated with going through the District Plan Review process (but this is required by legislation). 	<ul style="list-style-type: none"> Has costs associated with going through the District Plan Review process (but this is required by legislation). Increased growth of town centre activities may adversely affect amenity of nearby Residential-zoned properties. No need for significant increase in development capacity in the short-term, therefore increasing opportunities for growth may delay development of currently undeveloped sites in the Town Centre. Intensification and expansion may change the character of the town centre.
Benefits	<ul style="list-style-type: none"> Retains the established approach which parties are familiar with. Low cost for Council 	<ul style="list-style-type: none"> Maintains compact form and low-rise buildings, no need to address potential amenity issues caused by changing zone boundaries or building heights. May limit opportunities for reverse sensitivity issues with nearby Residential-zoned properties. 	<ul style="list-style-type: none"> Would allow a comprehensive review of the Wanaka Town Centre provisions. Acknowledges that the District Plan takes a long-term view by enabling future development opportunities as the population increases over time. Consistent with approach set out in the draft Strategic Directions Chapter. Enables economic development and investment opportunities.
Ranking	2	3	1

Issue 2: The appropriate height, bulk and location of buildings, quality urban design and built form

Option 1: Retain the operative provisions.

Option 2: Make the construction of all buildings a permitted activity, subject to performance standards, and exclude any requirement to be consistent with the Wanaka Town Centre Character Guideline 2011 [“the Guideline”].

Option 3 (**Recommended**): Comprehensively review the operative bulk and location standards in light of the introduction of the Guideline since the Plan became operative, and consider the option of making the Guideline statutory.

	Option 1: Status quo/ No change	Option 2: Buildings permitted, subject to standards, no requirement for Guideline	Option 3: Comprehensive review that considers revised standards and Guideline
Costs	<ul style="list-style-type: none"> Does not provide the opportunity to consider the appropriateness of the operative bulk and location standards in light of the guidance now imparted through the Guideline. The operative standards may be too restrictive, resulting in unnecessary resource consent requirements. The Guideline provides valuable advice, yet there is presently no requirement for new developments to be consistent with it. The operative objectives and policies are vague, with a strong reliance on the Assessment Matters for guidance on resource consent applications. Consideration needs to be given to reviewing and updating. 	<ul style="list-style-type: none"> Does not acknowledge the benefits of the Guideline in terms of promoting high quality urban design outcomes. Permitted activity standards provide a ‘one size fits all’ approach, whereas the Guideline enables site specific response to achieve high quality outcomes. Guideline encourages creative, site-specific responses, whereas standards may lead to less diversity in building design. Drafting standards that respond to Wanaka’s character in the manner that the Guideline does currently may be an inefficient use of Officer time/resources, given that the Guideline is effective. 	<ul style="list-style-type: none"> Has costs associated with going through the District Plan Review process (but this is required by legislation). Would result in a change from the status quo – Plan users would need to become familiar with new provisions. Performance standards provide certainty – removing some of them may lead to uncertainty. Giving the Guideline statutory weight would result in a requirement for a plan change each time the Guideline is updated.
Benefits	<ul style="list-style-type: none"> Maintains the established approach which parties are familiar with. Low cost for Council. 	<ul style="list-style-type: none"> Performance standards provide certainty and the ability to avoid the resource consent process. Ability to avoid the resource consent process means potential for reduced financial and time costs, and avoids risk of notification or appeal. Resource consent process would still apply for developments exceeding performance standards. 	<ul style="list-style-type: none"> Would allow a comprehensive look at the relevant objectives and provisions. Acknowledges that the Guideline is an important resource for guiding development, leading to creative, site-specific design outcomes – as illustrated by the high quality of recent developments. Encourages diversity in building design. Enables CPTED principles to be applied on a site-specific basis.

	Option 1: Status quo/ No change	Option 2: Buildings permitted, subject to standards, no requirement for Guideline	Option 3: Comprehensive review that considers revised standards and Guideline
			<ul style="list-style-type: none"> • Opportunity to review and update the operative performance standards, given that they were drafted prior to the introduction of the Guideline. • Opportunity to explore whether the Guideline could be given statutory weight.
Ranking	2	3	1

Issue 3: Managing adverse environmental effects from town centre activities (noise issues, in particular)

Option 1: Retain the operative provisions

Option 2: Increase evening noise limits across the entire Town Centre Zone

Option 3 (**Recommended**): Increase evening noise limits in a targeted manner, focussing on the lower Ardmore Street area where there is an existing cluster of bars and restaurants located where people tend to congregate along the lakefront, and set away from Residential-zoned properties.

	Option 1: Status quo/ No change	Option 2: Increase limits across <u>entire</u> Town Centre Zone and require noise-sensitive activities (such as residential and visitor accommodation) to provide acoustic treatment	Option 3: Increase limits in a <u>targeted</u> manner and require noise-sensitive activities (such as residential and visitor accommodation) to provide acoustic treatment
Costs	<ul style="list-style-type: none"> • The operative noise provisions are very restrictive and do not acknowledge the importance of vibrant evening activities in the town centre. • Reliance on the resource consent process for the establishment of noisier evening activities creates uncertainty for applicants and may signal that evening entertainment is not encouraged in the town centre. 	<ul style="list-style-type: none"> • This option may adversely affect the amenity of nearby Residential-zoned properties, leading to increased noise complaints. • Implies that noisy activities can establish anywhere in the town centre, without consideration of noise limits operating in nearby Residential zones. • Does not provide a targeted approach that steers new noisy activities to establish in locations away from sensitive receiving environments, such as nearby residential-zoned properties. 	<ul style="list-style-type: none"> • May create a situation of 'haves and have-nots', where existing premises in the areas with higher limits will benefit, whereas premises outside the area will be required to continue to comply with the more restrictive limits (or existing resource consent conditions, as the case may be). • Increased construction costs for noise sensitive environments (residential and visitor accommodation) to comply with acoustic treatment requirement. This may discourage these activities from establishing in the town centre.

Benefits	<ul style="list-style-type: none"> • Maintains the established approach which parties are familiar with. • Low cost for Council. • Still enables noisier activities to establish through the resource consent process. 	<ul style="list-style-type: none"> • Acknowledges the importance of evening entertainment activities for creating a vibrant and viable town centre. • Provides a greater degree of certainty for emitters. • May result in fewer resource consent applications to exceed noise limits. • Resource consent process would still apply for developments that fail to comply with performance standards. • Activities would still need to demonstrate that they comply with the prescribed limits. 	<ul style="list-style-type: none"> • Signals that the lower Ardmore Street area is the most appropriate location for noisier evening activities. • Located away from existing Residential-zoned areas, thereby seeking to draw noisier evening activities to lower Ardmore Street. • Reduced likelihood of noise complaints from residential and visitor accommodation premises in the town centre due to acoustic treatment requirements. • Resource consent process would still continue to be an avenue for noisier activities seeking to locate in other town centre locations, to be assessed on a case-by-case basis.
Ranking	2	3	1

Issue 4: Flood Risk

Option 1 (**Recommended**): Retain the operative provisions, review the relevant policies

Option 2: Disallow buildings in areas of known flood risk

Option 3: Remove provisions that pertain to flooding

	Option 1: Status quo/ No change to rules, review the relevant policies	Option 2: Prohibit buildings in areas of known flood risk	Option 3: Remove provisions that pertain to flooding
Costs	<ul style="list-style-type: none"> • Compliance costs to achieve required level of protection/RL height. • Can result in uneven footpath heights due requirement for buildings to achieve specified RL heights, which may affect pedestrian access and integration with the public realm. 	<ul style="list-style-type: none"> • Inconsistent with the Joint Flood Mitigation Strategy 2006, which states a clear direction to <i>manage</i> flood risk. This is currently being effectively achieved through existing controls over the RL heights of buildings, coupled with non-regulatory measures. • Would adversely affect town centre vitality and viability. 	<ul style="list-style-type: none"> • Fails to acknowledge known flood risk • Inconsistent with purpose of the Act • Inconsistent with the Joint Flood Mitigation Strategy 2006

Benefits	<ul style="list-style-type: none"> • Maintains the established approach which parties are familiar with. • Low cost for Council • Continuation of the level of protection agreed to with ORC and consistent with the 2006 Joint Flood Mitigation Strategy • Mixture of regulatory and non-regulatory responses consistent with Strategy • Highlights the known flood risk to landowners and the community. • The Wanaka Town Centre Guideline provides advice as to how footpath heights can be designed, including the consideration of raised promenades on public land for larger developments. • 	<ul style="list-style-type: none"> • Removes all risk of new buildings being exposed to known flood risk. 	<ul style="list-style-type: none"> • Removes compliance costs for new developments in the areas subject to known risk.
Ranking	1	2	3

5. Scale and Significance Evaluation

The level of detailed analysis undertaken for the evaluation of the proposed objectives and provisions has been determined by an assessment of the scale and significance of the implementation of the proposed provisions in the Town Centres chapter. In making this assessment, regard has been had to the following, namely whether the objectives and provisions:

- Result in a significant variance from the existing baseline.
- Have effects on matters of national importance.
- Adversely affect those with specific interests, e.g., Tangata Whenua.
- Involve effects that have been considered implicitly or explicitly by higher order documents.
- Impose increased costs or restrictions on individuals, communities or businesses.

6. Evaluation of proposed Objectives Section 32 (1) (a)

Enabling Wanaka town centre to be a vibrant hub that offers a range of activities is crucial to its economic viability, and significantly contributes to the overall resilience of the community it serves. Equally, applying appropriate limits on town centre activities enables appropriate levels of amenity to be achieved both within the town centre and in nearby Residential-zoned properties.

The following objectives serve to address the key town centre issues:

<i>Proposed Objective</i>	<i>Appropriateness</i>
<p>Objective 13.2.1 Wanaka town centre remains the principal focus for commercial, administrative, cultural, entertainment and visitor activities in the Upper Clutha area</p>	<p>Acknowledges the strategic importance of the Wanaka town centre, and specifies the broad functions it serves to residents and visitors. Seeks to optimise the centre's potential by enabling a range of activities to occur.</p> <p>Enables people and communities to provide for their social and economic wellbeing (s5(2) RMA) by seeking to consolidate and strengthen the function of this key centre.</p> <p>Ensures that Wanaka sits alongside Queenstown as one of the two main hubs for the District, and additionally provides a strong basis for critically assessing potential plan changes that may have an adverse impact on the function of the centre.</p> <p>Consistent with Objectives 3.2.1.1 to 3.2.1.3 (incl.), 3.2.2.1, 3.2.3.1, 3.2.5.3, 3.2.6.2, 3.2.6.3, of the Strategic Directions chapter.</p> <p>Gives effect to RPS objectives 9.4.1. 9.4.2.</p> <p>Gives effect to RPS policies 9.5.2, 9.5.4, 9.5.5</p>
<p>Objective 13.2.2 Wanaka is a compact, convenient and attractive town centre that has opportunities for controlled expansion and intensification</p>	<p>Sets a broad expectation that the town centre maintains a compact form with further development opportunities enabled in a controlled manner, guided by the Plan. Sets a stronger framework to address the creep of town centre activities into adjoining residential-zoned land.</p>

<i>Proposed Objective</i>	<i>Appropriateness</i>
	<p>Promotes a compact and consolidated town centre form by limiting opportunities for further expansion.</p> <p>Reinforces the importance of the appearance of the town centre for the enjoyment of residents, and as a destination for visitors. In concert with Objective 4, below, sets a framework for encouraging high quality urban design outcomes, with emphasis on the interactions between buildings and the public realm.</p> <p>Gives effect to s7c RMA (the maintenance and enhancement of amenity values) and s7f RMA (maintenance and enhancement of the quality of the environment).</p> <p>Consistent with Objectives 3.2.1.1 to 3.2.1.3 (incl.), 3.2.2.1, 3.2.3.1, 3.2.6.3 of the Strategic Directions chapter.</p> <p>Gives effect to RPS objectives 9.4.1, 9.4.2, 9.4.3</p> <p>Gives effect to RPS policies 9.5.1, 9.5.2, 9.5.3, 9.5.4, 9.5.5</p>
<p>Objective 13.2.3 Wanaka town centre retains a low scale built form that maintains a human scale</p>	<p>Specifically acknowledges the importance of managing building heights in order to encourage a scale of development that is commensurate with the town's character. Acknowledges that appropriate building heights play an important role in influencing the centre's character.</p> <p>Development at a 'human scale' means buildings do not overpower public streets and spaces. Development is typically low-rise, and designed so that buildings do not appear as large, bulky forms.</p> <p>Enables provision for slightly higher building heights in targeted locations where increased heights will not have significant adverse impacts. Increased heights in these locations enable more opportunity for development within the constraints of the existing Zone extent, thereby enabling consolidation of development, and may have a positive impact on the economic viability of new developments in an area that has high land values.</p> <p>Consistent with Objectives 3.2.3.1 and 3.2.3.2 of the Strategic Directions chapter.</p> <p>Gives effect to RPS objectives 9.4.1 and 9.4.3.</p> <p>Gives effect to RPS policies 9.5.2, 9.5.4 and 9.5.5.</p>
<p>Objective 13.2.4 New development achieves high quality urban</p>	<p>This objective acknowledges the importance of</p>

Proposed Objective	Appropriateness
<p>design outcomes that responds to the town's built character and sense of place</p>	<p>achieving high quality outcomes when providing for new development.</p> <p>The town centre is a space that, in particular, needs to invite people in and help people navigate their way around. As such, urban design plays an important role in incorporating new development into the existing townscape in terms both of the physical appearance of buildings, and how effectively they integrate with public streets and spaces.</p> <p>Sets a framework for referencing the Town Centre Character Guidelines, which promote creative solutions to providing high quality urban design, rather than over-reliance on prescriptive standards.</p> <p>Gives effect to s7c RMA (the maintenance and enhancement of amenity values) and s7f RMA (maintenance and enhancement of the quality of the environment).</p> <p>Consistent with Objectives 3.2.1.1 to 3.2.1.3 (incl.), 3.2.2.1, 3.2.3.1, 3.2.6.3 of the Strategic Directions chapter.</p> <p>Gives effect to RPS objectives 9.4.1, 9.4.2 and 9.4.3.</p> <p>Gives effect to RPS policies 9.5.2, 9.5.4 and 9.5.5.</p>
<p>Objective 13.2.5 Appropriate limits are placed on town centre activities to minimise adverse environmental effects received both within and beyond the town centre</p>	<p>The Town Centre Zone enables a broad range of activities, encouraging diversity and vibrancy, which ultimately seeks to support the robustness of the town's economy. Providing for mixed use development increases the diversity of housing options enabled in the District, and makes a positive contribution to the District's economy. Enabling people to live in the Town Centre also makes a positive contribution to the centre's vibrancy and safety.</p> <p>However, the mix of uses provided for includes activities which have sensitive noise environments. Nearby Residential-zoned properties also expect appropriate levels of amenity.</p> <p>This objective acknowledges that appropriate limits must be placed on the environmental effects generated by town centre activities to enable a mix of uses to occur without any one use being inappropriately compromised by the effects of another. This, in particular, sets a framework for noise issues to be addressed through specifying noise limits, encouraging noisy activities to establish in areas located furthest from residential-zoned properties, and requiring acoustic treatments where appropriate.</p>

<i>Proposed Objective</i>	<i>Appropriateness</i>
	<p>This objective also enables activities that are inappropriate for the town centre to be encouraged to establish elsewhere in the district.</p> <p>Consistent with Objective 3.2.3.1 of the Strategic Directions chapter.</p> <p>Gives effect to RPS objectives 9.4.1 and 9.4.3.</p> <p>Gives effect to RPS policies 9.5.4 and 9.5.5.</p>
<p>Objective 13.2.6 Pedestrian, cycle and vehicle linkages are safe and convenient, enabling people to easily negotiate their way through and around the town centre</p>	<p>Acknowledges the important role that public streets and spaces play in creating an attractive and easily navigable town centre. Wanaka town centre is flat and easily accessible on foot, however currently most people visiting the centre will arrive in a vehicle. A balance must be struck between providing convenience for vehicles, and levels of safety expected by pedestrians.</p> <p>These issues are able to be addressed both through the Plan and the implementation of other non-statutory methods.</p> <p>Consistent with Objective 3.2.3.1 of the Strategic Directions chapter.</p> <p>Gives effect to RPS objectives 9.4.1, 9.4.2 and 9.4.3.</p> <p>Gives effect to RPS policies 9.5.2, 9.5.3, 9.5.4 and 9.5.5.</p>

The above objectives are considered to be the most appropriate methods of achieving the purpose of the Act, as they identify and give direction as to the how the specific issues that pertain to the Wanaka town centre are addressed.

7. Evaluation of the proposed provisions Section 32 (1) (b)

The below table considers whether the proposed provisions are the most appropriate way to achieve the relevant objectives. In doing so, it considers the costs and benefits of the proposed provisions and whether they are effective and efficient. The proposed provisions are grouped by issue for the purposes of this evaluation.

(See also Table detailing broad options considered in Section 4, above)

<u>Issue 1: Development capacity and opportunities for expansion</u>			
Objective 13.2.1: Wanaka town centre remains the principal focus for commercial, administrative, cultural, entertainment and visitor activities in the Upper Clutha area			
Objective 13.2.2: Wanaka is a compact, convenient and attractive town centre that has opportunities for controlled expansion and intensification			
Objective 13.2.3: Wanaka town centre retains a low scale built form that maintains a human scale			
Summary of proposed provisions that give effect to these objectives:			
<ul style="list-style-type: none"> • Opportunities for expansion enabled through the addition of the Town Centre Transition Overlay across residential-zoned properties depicted on Planning Maps. These properties are located on Russell Street and the southern side of Brownston Street, where it adjoins the Town Centre Zone • Additional capacity provided in the Wanaka Height Precinct • Remove site coverage rule (currently permitted up to 80% coverage) to enable 100% site coverage by buildings where appropriate • Stronger policies addressing building heights by encouraging taller buildings to establish in the Height Precinct, whilst discouraging significant height breaches 			
<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency</i>
Policies: 13.2.1.1 13.2.2.1 to 13.2.2.3 (inclusive) 13.2.3.1 13.2.3.2 Rules:	<i>Environmental</i> Increasing building heights may result in adverse effect, such as increased shading and blocking views. The Transitional Town Centre overlay will formalise the existing creep of town centre activities into residential areas located adjacent to the Town Centre Zone. Residents within these areas may prefer that town centre activities remain within the bounds of the existing Town Centre Zone due to any adverse effects on residential amenity values that may result.	<i>Environmental</i> Ensures that the town centre maintains a compact form, with limited expansion in defined areas adjoining the Town Centre Zone that form a logical extension of the centre. Enabling higher building heights in targeted areas signals appropriate locations for taller buildings. Retaining existing controlled activity status for all new buildings enables appropriate design elements to be considered.	The proposed provisions would see the introduction of the Town Centre Transition Overlay which would enable the continuation of residential activities (as the land would continue to be zoned for residential uses), whilst enabling town centre activities to establish. The location of the transition overlay forms a logical extension of the existing town centre. This is considered to be an efficient and effective method of enabling further capacity through incremental change at the fringes of the town centre, which formalises the existing creep of town centre

<p>13.5.1</p> <p>13.5.8</p> <p>13.5.9</p>	<p>Economic Enabling additional development opportunities to the town centre may result in land supply exceeding demand, which may have a negative impact on property values. However, this may be offset by the proposal to enable greater site coverage and increased building heights.</p> <p>Social & Cultural Enabling further capacity in the town centre may result in greater effects from town centre activities (such as noise) received within and beyond the Town Centre Zone. This may adversely affect some people's enjoyment of the town centre and its immediate surrounds.</p>	<p>Removing the site coverage rule encourages 'cheek-by-jowl' development, which further enables buildings to address the street and increase the development potential of town centre sites, where appropriate. The restricted discretionary activity status for all new buildings will enable design responses to integrate new development with existing.</p> <p>Stronger policies addressing heights sends a clear signal that breaches will only be considered favourably if high quality design outcomes are achieved. Encourages development of a scale that complements the town's character and amenity values.</p> <p>Greater site coverage and higher building heights enables more efficient landuse in a zone where there is an existing expectation for high density development.</p> <p>Economic Enables additional development opportunities for town centre activities in a controlled manner, which enables growth to occur.</p> <p>Enables efficient use of existing infrastructure network.</p> <p>Further confirms Wanaka's position as one of the two main hubs of the District.</p> <p>Increasing capacity enables opportunities for further diversity of town centre activities, which provides opportunities to increase Wanaka's economic base and enable further job growth.</p> <p>Social & Cultural Enabling increased capacity in the town</p>	<p>activities into these locations.</p> <p>Controls that aim to maintain appropriate standards of amenity for residential properties in the transition overlay are an effective and efficient method of enabling existing residential activities to continue.</p> <p>Providing higher building heights in specified locations is considered to be an effective and efficient method of enabling further capacity within the bounds of the existing Town Centre Zone. Buildings would still require restricted discretionary resource consent, which enables matters such as shading and view-shafts to be considered on a development-specific basis.</p>
---	--	--	---

		<p>centre encourages the establishment of a greater number of activities, which in turn adds to the vibrancy of the centre.</p> <p>Increased building heights may encourage more residential activities to establish in the town centre, further contributing to the town's vibrancy.</p> <p>Maintaining a compact form ensures that the town centre continues to be easily navigated on foot.</p>	
<p>Alternative options considered less appropriate to achieve the relevant objectives and policies:</p>			
<p><i>Option 1: Extend the proposed Town Centre Transition overlay further into the Residential zones adjoining the town centre</i></p>	<ul style="list-style-type: none"> • <i>The proposed extent of the overlay forms a logical extension of town centre activities, taking into account the existing creep of businesses into this area, and the topography of Chalmers Street</i> • <i>Adding a larger overlay area may undermine the integrity of the Town Centre Zone, which promotes a compact built form that is easily navigable on foot, and has a layout that is legible for visitors</i> • <i>There is not evidence that significant expansion of the town centre is necessary</i> 		
<p><i>Option 2: Retain the operative site coverage rule</i></p>	<ul style="list-style-type: none"> • <i>80% site coverage does not promote the density of development expected in a town centre built environment</i> • <i>Recent resource consents granted for new buildings in the town centre have enabled site coverage well in excess of the 80% coverage rule</i> • <i>The Guideline provides advice as to achieving high quality urban design outcomes that can be applied on a site-specific basis, which provides greater flexibility when considering factors such as coverage.</i> 		

Issue 2: The appropriate height, bulk and location of buildings; quality urban design and built form

- Objective 13.2.1:** Wanaka town centre remains the principal focus for commercial, administrative, cultural, entertainment and visitor activities in the Upper Clutha area
- Objective 13.2.3:** Wanaka town centre retains a low scale built form that maintains a human scale
- Objective 13.2.4:** New development achieves high quality urban design outcomes that respond to the town's built character and sense of place
- Objective 13.2.6:** Pedestrian, cycle and vehicle linkages are safe and convenient, enabling people to easily negotiate their way through and around the town centre

Summary of proposed provisions that give effect to these objectives:

- Stronger policies that set clear expectations as to the quality of design of new buildings and how they interact with the public realm
- Stronger policies addressing appropriate building heights
- More targeted policies for the design of public spaces, including acknowledging CPTED principles
- Cultural heritage celebrated through the design of public spaces, where appropriate
- Restricted discretionary activity status for new buildings (with limits on notification) and reference the Wanaka Town Centre Guideline 2011 in the matters of discretion
- Remove existing rules that dictate façade height and setbacks from open spaces
- Decrease the prescribed setback for sites adjoining a residential zone from 4.5m to 3m
- Continue to apply the following operative rules: height recession planes at the interface with residential-zone properties, requirements for buildings to be built up to the street boundary, and controls on verandas

Proposed provisions	Costs	Benefits	Effectiveness & Efficiency
<p>Policies:</p> <p>13.2.1.1</p> <p>13.2.2.4</p> <p>13.2.3.1</p> <p>13.2.3.2</p> <p>13.2.4.1 to 13.2.4.6 (inclusive)</p> <p>13.2.6.1 to 13.2.6.4 (inclusive)</p> <p>Rules:</p> <p>13.4.2</p> <p>13.4.4</p> <p>13.5.1</p> <p>13.5.5</p> <p>13.5.6</p> <p>13.5.8</p> <p>13.5.9</p>	<p>Environmental</p> <p>Removing the current setback from open spaces increases the developable area for some sites, but may adversely affect amenity values. This should, however be overcome by applying the Guideline, which considers the interface with the public realm.</p> <p>Relaxing the current setback of buildings adjoining a residential zone from 3m to 4.5m will result in buildings, particularly in the proposed Town Centre Transition overlay, being closer to the boundary than they are able to be currently. These effects will, however, be limited as the operative height control planes and the relevant residential noise limits will continue to apply.</p> <p>Economic</p> <p>Requiring developments to achieve high quality urban design outcomes may be more costly than achieving a lower design threshold.</p> <p>Some developers may prefer keeping existing performance standards, rather than referencing the Guideline, as standards may provide greater certainty.</p> <p>Strong policies regarding appropriate building heights limits the development-potential of sites.</p> <p>Social & Cultural</p>	<p>Environmental</p> <p>Providing a restricted discretionary activity status for buildings and referencing the Guideline in the matters of discretion will enable the Guideline to have greater influence over new developments. This sets an expectation that high quality urban design outcomes should be achieved, which leads to positive environmental outcomes.</p> <p>Amending the operative standards that guide the bulk, location and design of buildings, which came into effect prior to the drafting the Guideline, enables some of the standards to be amended or removed. This enables a shift away from one-size-fits-all rules, to a more site-specific approach to achieving high quality design. This approach encourages diversity and creativity in design responses, within the framework of the Guideline.</p> <p>Stronger policy framework enables proposals that result in poor quality design outcomes and fail to align with the policy framework to be declined.</p> <p>The Guideline encourages building design that references the existing character of the town centre, maintaining Wanaka's unique style and celebrating the town's spectacular setting.</p> <p>More targeted policies for public spaces enable better guidance for regulatory and non-regulatory methods of creating a well-designed public realm.</p>	<p>The proposed provisions are effective and efficient as they result in the removal of a number of existing performance standards that are no longer required due to the introduction of the Guideline in 2011.</p> <p>The proposed provisions enable high quality urban design outcomes to be achieved, with Wanaka-specific guidance imparted through the Guideline. This is considered to be an effective and efficient method of encouraging the town centre to develop in a manner consistent with the outcomes sought by the relevant objectives.</p>

	<p>High quality urban design outcomes seek to increase peoples' enjoyment of the town centre which may result in greater effects from town centre activities (such as noise) received within and beyond the Town Centre Zone. This may adversely affect some people's enjoyment of the town centre and its immediate surrounds.</p>	<p>Maintaining the current requirement for buildings to be built up to the street boundary, and removing the site coverage rule further ensures that new buildings address the street, providing a consistent streetscene.</p> <p>Economic</p> <p>Overall, it is expected that enabling high quality urban design will have economic benefits insofar as it confirms Wanaka's presence alongside Queenstown as a main hub for the district, with its own unique character.</p> <p>Giving the Guideline statutory weight provides more certainty as to the expected standard of development, and provides detailed guidance that is specific to the Wanaka setting.</p> <p>Providing the restricted discretionary activity status for new buildings with limits on notification provides certainty to applicants, as it generally avoids risk of appeal.</p> <p>Removing the requirement for buildings to be set back 4.5m from public spaces will enable sites adjoining reserves to be more densely developed, subject to compliance with the relevant limits of discretion.</p> <p>Reducing the setback requirement for sites adjoining residential-zoned properties from 4.5m to 3m will enable greater development opportunities. Height recession planes will continue to apply, guiding the height and location of buildings.</p> <p>Social & Cultural</p>	
--	---	--	--

		<p>The proposed policy direction acknowledges that the town centre is for the enjoyment of residents and visitors. Encouraging high quality urban design outcomes acknowledges the important relationship between buildings and public streets and spaces assists with enhancing pedestrian amenity.</p> <p>Strengthened policies acknowledge CPTED principles and enable the town centre to be safer and more pedestrian-friendly.</p> <p>Policy direction to predominantly provide off-street parking at the periphery of the town centre serves to limit the impact of vehicles, particularly during periods of peak visitor numbers. Encourages people to explore the town on foot, further enhancing visitors' experience and adding to the town's vibrancy.</p> <p>Inclusion of a policy acknowledging and celebrating Wanaka's cultural heritage in the design of public spaces adds to the cultural richness of visitors' experiences.</p>	
<p>Alternative options considered less appropriate to achieve the relevant objectives and policies:</p>			
<p><i>Option 1: Rework the Guideline into a set of performance standards, and list buildings as permitted activities, subject to compliance with the standards</i></p>	<ul style="list-style-type: none"> • <i>May provide greater certainty to developers, however it would be difficult to distil the guideline into a set of measurable and enforceable standards</i> • <i>May not encourage the diversity of design that can be achieved through the Guideline in its current form</i> 		
<p><i>Option 2: Remove limits on heights and rely on the Guideline to achieve high quality urban design outcomes</i></p>	<ul style="list-style-type: none"> • <i>Would provide greater flexibility and may result in greater diversity of building heights, adding interest to the current town-scape, however may compromise the overall integrity of the town's existing low scale built form</i> • <i>Would not sufficiently acknowledge the importance of maintaining a low scale of built development and would not provide the certainty that the proposed height rules offer</i> • <i>Would not enable higher heights to be considered in targeted areas, as proposed by the inclusion of the Four Storey Precinct</i> 		

Issue 3: Managing adverse environmental effects from town centre activities

Objective 13.2.1: Wanaka town centre remains the principal focus for commercial, administrative, cultural, entertainment and visitor activities in the Upper Clutha area

Objective 13.2.5: Appropriate limits are placed on town centre activities to minimise adverse environmental effects received both within and beyond the town centre

Summary of proposed provisions that give effect to these objectives:

- Evening noise limits increased slightly to acknowledge the importance of a vibrant night-life
- Introduction of an Entertainment Precinct in lower Ardmore Street which has higher noise limits for music and voices
- Introduction of a requirement for all critical listening environments (targeted at residential and visitor accommodation) in the Town Centre Zone to comply with acoustic insulation standards
- In the Town Centre Transition overlay the relevant residential noise limits continue to apply
- Policy discouraging activities causing inappropriate effects from establishing, including industrial activities, and rule prohibiting certain activities
- Current rule addressing effects of lighting glare to be retained, with new policy
- Continue enabling a range of activities to establish in the town centre

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency</i>
<p><u>Policies:</u></p> <p>13.2.1.2</p> <p>13.2.1.3</p> <p>13.2.5.1 to 13.2.5.6 (inclusive)</p> <p>13.2.5.8</p> <p><u>Rules:</u></p> <p>13.4.7 to 13.4.11</p>	<p><i>Environmental</i></p> <p>Higher noise limits may impact on the amenity of nearby residential properties, however noise would still be required to comply with the relevant residential limits when received in Residential-zoned properties.</p> <p>Town centre activities establishing in the transition overlay area may cause noise effects that are received in nearby residential properties, however applying the relevant residential noise limits in the transition area will deter noisy activities from establishing. The resource consent process and enforcement actions would still be used to</p>	<p><i>Environmental</i></p> <p>Raising the evening noise limit and providing higher limits within the proposed Entertainment Precinct enhances the vibrant night-time atmosphere. Also acknowledges the important contribution that evening activities and entertainment, such as bars and restaurants, make to the vibrancy of the town centre.</p> <p>The proposed Entertainment Precinct is located away from nearby Residential-zoned properties in order to limit the effects of higher evening noise generated from sites within the precinct.</p>	<p>The proposed provisions that set appropriate noise limits and require acoustic treatment for sensitive listening environments are effective and efficient in achieving the relevant objectives as they enable the town centre to accommodate a mix of uses and address potential reverse sensitivity issues.</p> <p>The operative standard that addresses the effects of glare is considered to be effective and efficient with the inclusion of a policy specifically addressing this issue.</p> <p>The proposed provisions effectively and efficiently contribute to achieving Objective</p>

<p>(inclusive)</p> <p>13.5.7</p> <p>13.5.10</p> <p>13.5.11</p>	<p>address noise in these areas.</p> <p>Economic If the higher noise limits result in reduced levels of amenity for nearby residential-zoned properties, then property values may be adversely affected.</p> <p>Cost of complying with noise and insulation standards.</p> <p>Cost of complying with insulation standards may serve as a barrier for the establishment of new residential and visitor accommodation activities in the town centre.</p> <p>Social & Cultural Greater noise effects generated from within the Entertainment Precinct may affect peoples' enjoyment of the part of the lake-frontage located immediately adjacent to the town centre in the evening.</p> <p>Encouraging night-time activities may potentially worsen existing social issues associated with late night drinking.</p>	<p>Will ensure that new residential and visitor accommodation activities in the town centre are appropriately insulated against noise and are ventilated so occupants can enjoy an acceptable level of residential amenity. The expected noise levels received are within the WHO and other recognised guidelines.</p> <p>Town centre activities establishing within the proposed transition overlay will still be required to comply with the relevant residential limits. This will deter noisy activities from establishing in these locations and serves to maintain an expected levels of amenity for nearby Residential-zoned properties.</p> <p>Prohibiting completely inappropriate activities (i.e. factory farming, mining, forestry and airports) ensures such activities will not occur in the town centre. It ensures that consent for such activities will not be applied for, which provides a high degree of certainty and efficiency. As no application can be made it is unnecessary to include objectives and policies addressing these activities, which further contributes to the efficiency of the proposed provisions.</p> <p>Placing controls around acceptable levels of glare limits the adverse impacts of lighting in the town centre.</p> <p>Economic Overall, it is expected that the provisions will increase opportunities for economic growth and employment within the town centre through creating greater certainty that evening entertainment activities are able to</p>	<p>13.2.1 by enabling a range of activities to occur in the town centre, and discouraging the establishment of activities that cause inappropriate adverse effects.</p>
--	---	---	---

		<p>comply (within reasonable limits).</p> <p>Higher evening noise limits enables greater ability for premises that generate evening noise effects to comply with Plan standards – thereby reducing risk of failing to comply. Also acknowledges the important contribution these premises make to the town’s economy.</p> <p>Higher evening noise limits in the Entertainment Precinct acknowledges that it is acceptable for noise from voices and music to occur, within appropriate limits. Signals that this is an appropriate location for these types of activities, thereby guiding the appropriate location for their establishment.</p> <p>Social & Cultural The revised noise limits acknowledge the importance of evening entertainment options for residents and visitors alike.</p> <p>Acoustic treatment for sensitive listening environments ensures that occupants can enjoy appropriate levels of amenity.</p>	
<p>Alternative options considered less appropriate to achieve the relevant objectives and policies:</p>			
<p><i>Option 1: Prevent new residential and visitor accommodation activities from establishing in the CBD, in conjunction with increasing the noise limit further</i></p>	<ul style="list-style-type: none"> • <i>Fails to achieve the relevant objectives seeking to promote the establishment of a range of activities within the town centre</i> • <i>Would not be consistent with promoting a vibrant town centre</i> • <i>Would not have the same benefits for achieving CPTED principles that a mixed use centre would achieve</i> 		
<p><i>Option 2: Remove noise limits from the Plan and instead rely on the ability to issue an Excessive Noise Direction under the RMA</i></p>	<ul style="list-style-type: none"> • <i>Inefficient method of administering noise standards</i> • <i>Lacks certainty for premises likely to emit noise and nearby Residential-zoned properties that may receive noise effects</i> • <i>Increased costs associated for noise emitters and enforcement costs to Council</i> 		

<p><i>Option 3: Increase noise limits to 65dB over the whole town centre, along with the other amendments to provisions as proposed</i></p>	<ul style="list-style-type: none"> • Whilst this option may still achieve the relevant objectives, it would likely fail to achieve appropriate levels of residential amenity • It is efficient from a resource consent perspective, as fewer operators would need to apply for resource consent, however it would likely result in a greater number of noise-related complaints, particularly from the occupants of nearby residential-zoned properties. • It fails to guide noisy activities to locations (such as the proposed Entertainment Precinct) that are located a sufficient distance from Residential-zoned properties to successfully comply with the residential limits applied in the nearby Residential zones.
---	--

Issue 4: Flood risk

Objective 13.2.5: Appropriate limits are placed on town centre activities to minimise adverse environmental effects received both within and beyond the town centre

Summary of proposed provisions that give effect to these objectives:

- Provide a policy that acknowledges the known flood risk and requires appropriate measures to manage the risk
- Maintain the existing rule that requires structures greater than 20m² to comply with a minimum ground floor level standard

Proposed provisions	Costs	Benefits	Effectiveness & Efficiency
<p>Policy: 13.2.5.7</p> <p>Rule: 13.4.4</p>	<p>Environmental Requiring new buildings to comply with the requirement to be raised above the specified RL height can result in uneven footpath heights. This may interrupt the flow of pedestrians to and from buildings, and result in inconsistencies in the integration of buildings with the wider streetscape.</p> <p>There remains a risk that, even if buildings comply with the specified RL height, they may still be inundated in an extreme flood event.</p> <p>Economic Cost of raising building levels above the specified RL height when designing new</p>	<p>Environmental The town centre continues to develop in a logical manner consistent with the established pattern of development in the areas of known flood risk.</p> <p>High levels of amenity afforded by the lake-front and views can continue being enjoyed from premises within the areas of known flood risk.</p> <p>Avoids the need for structural flood protection works, that would likely require modifications to the lake-front, which currently benefits from an open aspect that is relatively free of structures.</p> <p>Economic</p>	<p>The proposed provisions are effective and efficient as they acknowledge the importance of managing the effects of known flood risk whilst enabling appropriate development to occur. The provisions acknowledge the importance of enabling development in the town centre, particularly areas located near the lake.</p> <p>Providing a mixture of regulatory and non-regulatory methods enables information regarding the flood risk to be disseminated to the occupants of buildings within the area of known risk, rather than relying solely on the information imparted through the Plan. This pro-active approach to managing flood risk is consistent with the Joint Flood Mitigation</p>

	<p>buildings.</p> <p>Costs to Council associated with implementing non-regulatory measures to manage the risks of flooding e.g. costs associated with monitoring lake levels.</p> <p>Costs of remedial work required in the event that a building is inundated by flooding.</p> <p>Social & Cultural Enabling buildings to be erected in areas of known risk of flooding still results in risk to occupants of, and visitors to, those buildings.</p> <p>Any major flood event would have inevitable social costs.</p>	<p>The proposed provisions and other non-regulatory methods are aimed to ensure that many of the economic costs caused by flooding are avoided. These would include lost revenue from temporary or permanent closures, stock losses and refurbishment costs.</p> <p>Enables new development to continue to occur, particularly along the lower Ardmore Street lake-frontage, which enjoys high levels of amenity due to its location and views. Acknowledges the importance of enabling development in the town centre, to ensure its continuing vibrancy and economic viability.</p> <p>A continuation of the status quo enables the existing Joint Flood Mitigation Strategy to be applied, eliminating any potential costs to QLDC and/or ORC involved with devising a new strategy.</p> <p>A continuation of the status quo avoids the need for construction of structural flood protection works, which would have associated financial costs to ratepayers.</p> <p>Social & Cultural Continues to enable a diverse range of development opportunities and activities to occur in the areas of known flood risk. This enables people to continue to have positive social and cultural experiences in these areas.</p> <p>Non-regulatory methods such as the monitoring of lake levels enables advance warning of floods, thereby reducing the risk of harm during a flood event.</p>	<p>Strategy.</p>
--	--	---	------------------

Alternative options considered less appropriate to achieve the relevant objectives and policies:

Option 1: Remove the provisions addressing flood risk and leave it to landowners to manage the risk

- *This option would not proactively address the issue of flooding and the effects it may have on town centre buildings and activities*
- *Does not sufficiently recognise the importance of the town centre to the district's economy, as it does not put in place measures to limit the effects on buildings in flood-prone locations, which thereby limit the economic effects from a flood event*

Option 2: Increase the prescribed RL height to further avoid risk of inundation

- *Whilst this would provide further protection against flood effects, it would have increased economic costs that would need to be carefully considered given the scale of risk*
- *Building owners are still able to voluntarily further raise floor levels in the event that the risk is unacceptable to them, provided that high quality urban design outcomes can still be achieved*

Miscellaneous

Objective 13.2.1: Wanaka town centre remains the principal focus for commercial, administrative, cultural, entertainment and visitor activities in the Upper Clutha area

Objective 13.2.4 : New development achieves high quality urban design outcomes that respond to the town’s built character and sense of place

Objective 13.2.5 : Appropriate limits are placed on town centre activities to minimise adverse environmental effects received both within and beyond the town centre

Summary of proposed miscellaneous provisions that give effect to these objectives:

- Visitor accommodation remains a controlled activity
- Premises licenced for the sale of liquor are updated and remain a restricted discretionary activity
- Screening of storage areas still required
- Service lane provisions remain
- Retain requirement for residential activities to be located above ground floor, and remove controls on residential flats
- Remove controls on ground floor activities on Helwick Street
- Remove requirement for outdoor living spaces to be provided for residential activities

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency</i>
Policies: 13.2.1.1 to 13.2.1.3 (inclusive) 13.2.4.6 Rules: 13.4.4 13.4.5 13.5.2 13.5.3	<i>Environmental</i> None <i>Economic</i> Costs associated with complying with Plan requirements. <i>Social & Cultural</i> None	<i>Environmental</i> These miscellaneous provisions enable the various objectives to be given effect to by maintaining the levels of amenity expected for the town centre environment, and putting appropriate controls around activities that could cause adverse environmental effects, or need specific consideration. <i>Economic</i> These provisions further enable to the town centre to be a vibrant and viable centre by providing for a range of town centre activities, including residential and visitor accommodation.	These provisions are effective and efficient as they give effect to the various objectives by placing appropriate controls on town centre activities, whilst continuing to enable the establishment of a diverse range of activities.

13.5.12		<p>Social & Cultural Address specific social issues, such as regulating premises for the sale of liquor and managing the effects of such premises on other town centre uses, such as visitor accommodation and residential activities.</p>	
<p><i>Alternative options considered less appropriate to achieve the relevant objectives and policies:</i></p>			
<p><i>Option 1: Not to include the various miscellaneous provisions</i></p>	<ul style="list-style-type: none"> • <i>Would not constitute sustainable management, as this option would not address the issues arising from these activities</i> • <i>Would not assist with giving effect to the relevant Plan objectives</i> 		

8. Efficiency and effectiveness of the provisions

The above provisions are drafted to specifically address the resource management issues identified with the current provisions, and to enhance those provisions that already function well. A number of areas of the existing chapter have been removed to aid the readability of the Plan by keeping the provisions at a minimum, whilst still retaining adequate protection for the resource.

By simplifying the objectives, policies and rules (the provisions), the subject matter becomes easier to understand for users of the Plan both as applicant and processing planner. Removal of technical or confusing wording, also encourages correct use. With easier understanding, the provisions create a more efficient consent process by reducing the number of consents required and by expediting the processing of those consents.

9. The risk of not acting

Within the monitoring reports that inform this evaluation, it is noted that the opportunity to rollover many of the existing provisions exists. Alternatively, provisions may be improved by some minor amendments in response to the resource management issues raised. However, neither of these approaches reflect the current changing nature of the RMA with its drive to simplify and streamline. The District Plan is a forward planning mechanism and the opportunity to make bold changes in order to make a more noticeable difference. Not taking the more compact approach to this Chapter and others, will not advance the usefulness of the District Plan in pursuit of its function in the sustainable management of natural and physical resources.

Some of the risks associated with not reviewing the Wanaka Town Centre Zone and proposing amended provisions are that:

- The inefficiencies surrounding the current consenting process/ requirements will continue at considerable cost to the development community and community as a whole;
- The opportunity to formalize/control the existing creep of commercial activities into adjoining residential areas would be missed, resulting in ongoing uncertainty of activities envisaged for the area within the proposed Transition Overlay;
- Opportunities to enhance the built environment and open spaces through better design control; and through public/ private partnerships aimed at improving public spaces in conjunction with private developments could be missed;
- The lack of direction in terms of noise (i.e. through the sensible location and design of bars, restaurants, residential, and visitor accommodation) would not address noise issues;
- Opportunities to intensify the Town Centre may be missed.

The level of certainty and information available to the Council is considered sufficient for it to make a reasonable decision.

References

- Wanaka Land Demands – Review of the Wanaka Structure Plan (2007) [Link](#)
- Wanaka Town Centre Strategy (2009) [Link](#)
- Wanaka Town Centre Monitoring Report (2010) [Link](#)
- Town Centre Zones Monitoring Report (2012) [Link](#)
- Review of District Plan Business Zones Capacity and Development of Zoning Hierarchy undertaken by McDermott Miller Strategies Limited & Allan Planning & Research Limited (November 2013) [Link](#)

- Peer Review of the McDermott Miller report prepared by McDermott Consultants Ltd (January 2014) [Link](#)
- Growth projections undertaken by Rationale (2014) [Link](#)
- The Joint Flood Mitigation Strategy 'Learning to live with flooding' (2006) [Link](#)
- Wanaka Town Centre Character Guideline (2011) [Link](#)

Appendix 4. Section 32AA Evaluation

SECTION 32AA EVALUATIONS IN RELATION TO CHAPTER 13 (WANAKA TOWN CENTRE)

Note: The relevant provisions from the revised chapter are set out below, showing additions to the notified text in underlining and deletions in ~~strike through~~ text (i.e. as per the revised chapter). The section 32 evaluation then follows in a separate table underneath each of the provisions.

The provisions are assessed in the order that they appear in the chapter and any changes to the figures are at the end.

Recommended Amended Rule 13.4.4 regarding buildings and natural hazards

13.4.4	<p>Buildings</p> <p><i>* Discretion is restricted to consideration of all of the following:</i></p> <ul style="list-style-type: none"> • external appearance, • materials, • signage platform, • lighting, impact on the street (to be guided by the Wanaka Town Centre Character Guideline 2011), and • natural hazards <p><i>To ensure that:</i></p> <ul style="list-style-type: none"> • ... and <p><u>Assessment matters relating to</u> Where a site is subject to any natural hazards and where the proposal results in an increase in gross floor area:</p> <p>∴ an assessment by a suitably qualified person is provided that addresses</p> <ul style="list-style-type: none"> • ∴ <u>The nature and degree of risk the hazard(s) pose to people and property</u> • <u>Whether the proposal will alter the risk to any site</u> and the extent to • which <u>Whether</u> such risk can be avoided or sufficiently <u>reduced mitigated.</u>¹ 	RD*
---------------	--	-----

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • There is a risk that a proposal may be allowed to proceed without an assessment, when it should, in fact, be required. If a proposal occurs which does not sufficiently mitigate risks or worsens such risks this may result in economic, environmental, and social costs if a natural 	<ul style="list-style-type: none"> • Cost savings in that it may avoid applicants having to obtain an expert assessment where (for example) the extent of new building is small; the risk posed by the hazard is known to be low; the hazard is already well documented/ understood (e.g. Wanaka flooding); or the risk is 	<ul style="list-style-type: none"> • The amended rule, in conjunction with others, will be effective and efficient at achieving objective 13.2.5, policy 13.2.5.6 and the objectives and policies in chapter 28. • It will be more efficient for the reasons stated yet will still enable the Council to require an assessment

¹ Policies that guide the assessment of proposals on land affected by natural hazards are located in Chapter 28.

Costs	Benefits	Effectiveness & Efficiency
<p>hazard event occurs.</p> <ul style="list-style-type: none"> The council may miss an opportunity to improve its knowledge base of existing hazards (provided by the private sector) if all developments are not required to provide a report. 	<p>already sufficiently mitigated through compliance with other rules (e.g. minimum floor levels).</p> <ul style="list-style-type: none"> Enables case by case determination of whether a hazard assessment is necessary, based on location, existing information, and the proposal. Avoids duplication and potential inconsistency with section 28.5, which requires assessments commensurate with the level of risk. 	<p>where necessary and therefore, it will be equally effective provided systems are in place to ensure council engineers accurately identify where further assessment is needed.</p>

Recommended Amended Rule 13.5.10 regarding noise

13.5.10	Noise	NC																
	<p>Town Centre Zone (including the Lower Ardmore Entertainment Precinct):</p> <p>13.5.10.1 Sound* from activities in the Town Centre Zone (excluding sound from the sources specified in rules 13.5.10.3 to 13.5.10.5 below) shall not exceed the following noise limits at any point within any other site in this zone:</p> <table border="0" data-bbox="443 1198 1018 1384"> <tr> <td>a. daytime LAeq(15 min)</td> <td>(0800 to 2200 hrs)</td> <td>60</td> <td>dB</td> </tr> <tr> <td>b. night-time LAeq(15 min)</td> <td>(2200 to 0800 hrs)</td> <td>50</td> <td>dB</td> </tr> <tr> <td>c. night-time LAFmax</td> <td>(2200 to 0800 hrs)</td> <td>75</td> <td>dB</td> </tr> </table> <p>- measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008</p> <p>13.5.10.2 Sound from activities in the Town Centre Zone (excluding sound from the sources specified in rules 13.5.10.3 and 13.5.10.4 below) which is received in another zone shall comply with the noise limits set for the zone the sound is received in.</p> <p>13.5.10.3 Within the Town Centre Zone only, <u>but excluding those sites north of Ardmore Street</u>, sound* from music shall not exceed the following limits:</p> <table border="0" data-bbox="443 1668 1018 1787"> <tr> <td>d.</td> <td>60 dB LAeq(5 min) at any point within any other site in the Lower Ardmore Entertainment Precinct; and</td> </tr> <tr> <td>e.</td> <td>55 dB LAeq(5 min) at any point within any other site outside the Lower Ardmore Entertainment Precinct.</td> </tr> </table> <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, and excluding any special audible characteristics and duration adjustments.</p> <p>13.5.10.4 Within the Town Centre Zone only, <u>but excluding those sites north</u></p>	a. daytime LAeq(15 min)	(0800 to 2200 hrs)	60	dB	b. night-time LAeq(15 min)	(2200 to 0800 hrs)	50	dB	c. night-time LAFmax	(2200 to 0800 hrs)	75	dB	d.	60 dB LAeq(5 min) at any point within any other site in the Lower Ardmore Entertainment Precinct; and	e.	55 dB LAeq(5 min) at any point within any other site outside the Lower Ardmore Entertainment Precinct.	
a. daytime LAeq(15 min)	(0800 to 2200 hrs)	60	dB															
b. night-time LAeq(15 min)	(2200 to 0800 hrs)	50	dB															
c. night-time LAFmax	(2200 to 0800 hrs)	75	dB															
d.	60 dB LAeq(5 min) at any point within any other site in the Lower Ardmore Entertainment Precinct; and																	
e.	55 dB LAeq(5 min) at any point within any other site outside the Lower Ardmore Entertainment Precinct.																	

	<p><i>of Ardmore Street, sound* from voices shall not exceed the following limits:</i></p> <p>f. 65 dB LAeq(15 min) at any point within any other site in the Entertainment Precinct; and</p> <p>g. 60 dB LAeq(15 min) at any point within any other site outside the Entertainment Precinct.</p> <p><i>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008.</i></p> <p>13.5.10.5 Within the Town Centre Zone only, but excluding those sites north of Ardmore Street, sound* from any loudspeaker outside a building shall not exceed 75 dB LAeq(5 min) measured at 0.6 metres from the loudspeaker.</p> <p><i>* measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, excluding any special audible characteristics and duration adjustments.</i></p> <p><i>Exemptions:</i></p> <ul style="list-style-type: none"> • <i>The noise limits in 13.5.10.1 and 13.5.10.2 shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.</i> • <i>The noise limits in 13.5.10.1 to 13.5.10.5 shall not apply to outdoor public events pursuant to Chapter 35 of the District Plan.</i> 	
--	--	--

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • The range of uses enabled on sites north of Ardmore St will be constrained due to the stricter noise limit, which may result in economic costs to landowners. • Those wishing to undertake evening hospitality activities in these areas may struggle to meet the noise rules and are likely to incur costs obtaining a resource consent. 	<ul style="list-style-type: none"> • The amenity on adjacent residentially-zoned sites will be protected (due to the more appropriate noise levels), which will enable residents to provide for their health and wellbeing. • Requiring a resource consent for any breach of the rule enables effective and efficient monitoring of conditions to ensure that the effects are no more than minor, thereby providing certainty to all parties. 	<ul style="list-style-type: none"> • The amended rule will be effective and efficient at achieving objective 13.2.5 and policy 13.2.5.1. <p>The rule:</p> <ul style="list-style-type: none"> • Is highly transparent/certain • Enables more effective and efficient monitoring and responses to complaints • Provides clearer, measurable expectations for all parties at the zone boundary. • Discourages inappropriate activities, which will struggle to meet the noise limit at the boundary, from locating on these sites and/ or clarifies that to do so will require specific hours or operation, management plans and/ or noise mitigation.

Recommended new Rule 13.5.13 regarding building coverage for comprehensive developments on properties over 1400m² in area

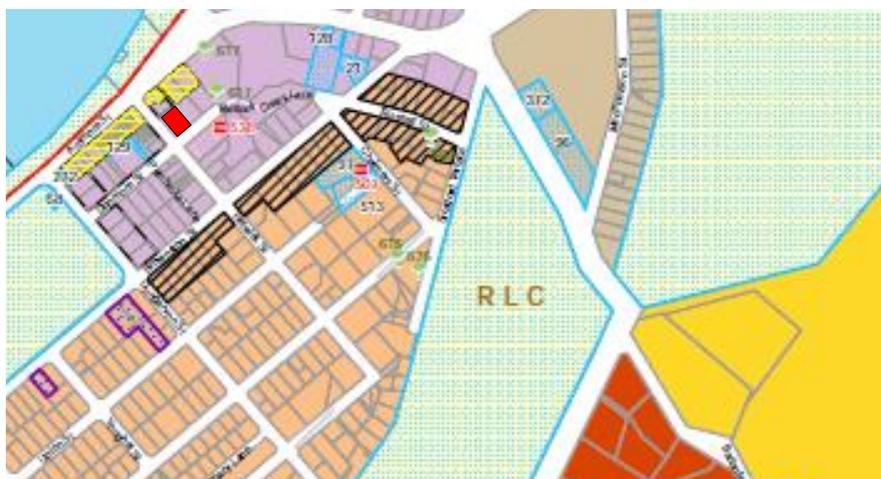
<p><u>Maximum building coverage in relation to comprehensive developments of properties larger than 1400m²</u></p> <p><i>13.5.13.1 When undertaking a comprehensive development, the maximum building coverage calculated over the whole land area, shall be 75%.</i></p> <p><i>13.5.13.2 When undertaking a comprehensive development the application shall include a comprehensive development plan for an area of at least 1400m².</i></p> <p><i>*In regard to rules 13.5.13.1 and 13.5.13.2, discretion is restricted to consideration of all of the following:</i></p> <ul style="list-style-type: none"> • <i>The adequate provision of pedestrian links, open spaces, outdoor dining opportunities</i> • <i>The adequate provision of storage and loading/ servicing areas</i> • <i>The site layout and location of buildings, public access to the buildings, and landscaping, particularly in relation to how the layout of buildings and open space interfaces with the street edge and any adjoining public places and how it protects and provides for view shafts, taking into account the need for active street frontages, compatibility with the character and scale of nearby residential zones, and the amenity and safety of adjoining public spaces and designated sites.</i> <p><i>For the purpose of this rule, a 'comprehensive development' means the construction of a building or buildings on a site or across a number of sites which total an area greater than 1400m².</i></p>	<p><i>RD*</i></p>
---	-------------------

Comment [MSOffice1]: 238 (NZIA)

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Less compact development • The applicant will incur costs to obtain Resource Consent where the applicant wishes to breach the requirement • The applicant will incur costs developing a comprehensive development plan (CDP) • Whereas the CDP requirement will minimise such risks, there is the potential that some developments may result in low quality and/ or unsafe open space used for storage, parking or which is unused/ unkempt; that buildings may be setback from the street when that may not be desirable; or the creation of 	<ul style="list-style-type: none"> • On larger sites, which offer the greatest benefits in terms of achieving quality comprehensive designs, the rule encourages the provision of: <ul style="list-style-type: none"> - Pedestrian links and/ or - Open spaces and outdoor dining, and/ or - Well-planned storage and service areas/ lanes within new developments, in turn retaining active frontages to the street - Important viewshafts - Some soft and hard landscaping and potential for art installations etc. that help provide a sense of place • Where such large sites are on the edge of the Town Centre, this helps to provide a transition to the adjacent residential area • Helps to break up the building mass and influence the layout of the site and thus encourage diversity in architecture and finer grained built form/ less monolithic structures • The CDP requirement ensures a comprehensive layout. • Greater certainty as to council's expectation regarding coverage than relying solely on discretionary status for buildings • Laneways and internal open spaces, if 	<ul style="list-style-type: none"> • Inclusion of this rule means the provisions will be more effective and efficient at achieving Objective 13.2.4 regarding quality urban design and responding to the town's built character (which is typified by lanes and pedestrian links and arcades) and Objective 13.2.6 regarding accessibility. While it will not contribute to the compactness sought by Objective 13.2.2 it will better achieve the attractiveness component of that objective. • The new rule will be more efficient and effective at ensuring that large scale developments are of a high quality than the alternative of relying on Rule 13.4.4 (buildings) which provides little if

Costs	Benefits	Effectiveness & Efficiency
<p>entrapment areas</p> <ul style="list-style-type: none"> Less efficient use of land 	<p>well designed, increase commercial frontage and solar access into indoor and outdoor spaces and in turn, can increase ground level returns</p> <ul style="list-style-type: none"> The use of the term 'property' rather than 'site' broadens the application of the rule to include developments that span more than 1 site or title. This means that it is likely to capture some additional developments which would otherwise not be captured but which would benefit greatly by Council a) assessing the quality of the overall layout and b) considering whether there is some benefit in providing some open spaces between the buildings. It also means that it will be unaffected by any changes to the definition of 'site'. More likelihood that new larger scale developments will be consistent with the existing character, which includes laneways, etc. 	<p>any direction or discretion in this regard.</p>

Recommended amendment to the height precinct as shown in planning map 21 (shown in red below)



Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> It may encourage non-complying resource consents being applied for on the remaining land north of Dunmore Street however the perimeter block approach provides some defence against this Will result in 1 - 7 Dunmore 	<ul style="list-style-type: none"> Including the site completes a perimeter block typology which is well recognised as good urban design practice Increasing the heights along the opposite, northern, side of Helwick Street to Dunmore St will enable a consistent and legible built 	<ul style="list-style-type: none"> Inclusion of the site will be effective and efficient at achieving Objectives 13.2.1 to 13.2.4 inclusive in that providing for additional height in a consolidated area will provide for more diverse uses within the Town Centre, including more opportunities

Costs	Benefits	Effectiveness & Efficiency
<p>St. being surrounded on 2 sides by taller buildings which could give the area a sense of being closed in. However, the addition of the extra site is unlikely to exacerbate this greatly or result in any greater shading of those sites and there is the benefit that 1-7 Dunmore is close to/ fronts Bullock Creek.</p> <ul style="list-style-type: none"> The allowance of a 4th story is not acknowledged (and not direction is given) in the Design Guidelines and, as such, they are likely to need to be updated in the future, which will incur a cost. 	<p>form along the two lake front blocks.</p> <ul style="list-style-type: none"> Will encourage redevelopment of the site and enable this in a manner that is consistent with adjoining site(s) on Helwick St. This site is within that part of the town centre which is already the focus for much of the town centre's redevelopment. As this is only a minor expansion of the height precinct it will not undermine the ability to achieve consolidation of the town centre within the height precinct Dunmore Street provides a defensible boundary between the lower and higher height precincts and reduces the risk of non-complying resource consents for over height buildings being applied for beyond this. Provides a slight increase in upper floor capacity in the Town Centre. 	<p>for visitor accommodation and residential; provide for some minor intensification; and will require any 4th storeys to be recessed (thus avoiding visual dominance); and, provided good design is required, the greater height can be achieved in a manner that still responds to the town's character and sense of place</p>

Appendix 5. Town Centre Character Guideline

Wanaka Town Centre Character Guideline



Contents

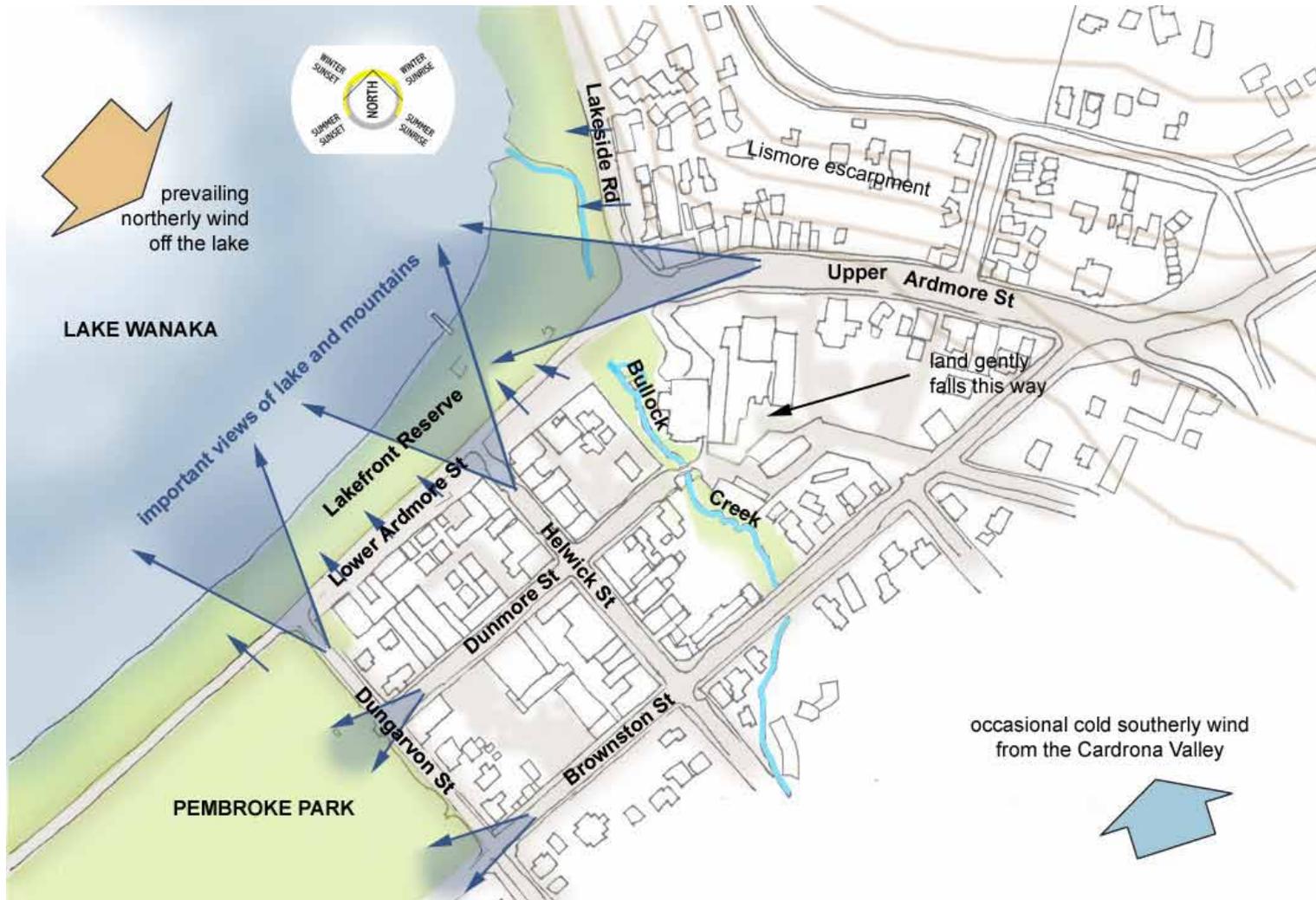
1	Wanaka's Urban Character	4
2	Building Design	8
	Site & Context	8
	Built Form	11
	Materials & Detailing	20
	Additional Guidelines for Apartments & Visitor Accommodation.....	26
3	Streets, Lanes and Open Spaces	28
	Streets	29
	Lanes	38
	Detailing Streets & Lanes	42
	Future Civic Space	47
	Lakefront	48
	Bullock Creek	54
	Summarising the Design Approach	57
	Palette of Materials - Streets & Lanes	60
	Palette of Materials - Lakefront & Bullock Creek	62



Acknowledgements

This guideline is produced by Queenstown Lakes District Council with support from Urbanism+ Ltd and Pocock Design:Environment

June 2011



Town Centre Vision

A relaxed yet vibrant town centre, well connected to the landscape, where locals and visitors naturally choose to congregate.

Wanaka Town Centre Strategy 2009



Who should use this guideline

This character guideline has been prepared to serve the entire Wanaka community. It will assist developers, design professionals, people with an interest in development in the town centre, and the Council. This guideline is advisory and non-statutory.

The Council strongly encourages pre-resource consent application meetings with developers to discuss how the District Plan applies to their development and how this guideline can assist in shaping development to the benefit of the wider community. The Council also encourages early consultation and discussions with neighbours and, where appropriate, the wider community.

As with the town centre, this guideline is anticipated to evolve. This is to be achieved by means of a five yearly review process.

How it relates to the District Plan

Most developments within the town centre will need to obtain a resource consent under the District Plan. This guideline will help interpret the objectives, policies, rules and assessment matters of the District Plan in relation to the Wanaka Town Centre.

The District Plan identifies ‘principal values’ that contribute to the character of the Wanaka Town Centre, and ‘issues in respect of its future management’ as:

- *The general proportions of public open spaces*
- *The low scale of developments*
- *The views to Lake Wanaka and the surrounding mountains from within the town centre, the relationship of commercial activities and surrounding residential, open space and recreational activities*
- *The clear definition of the edge of the town centre*
- *The variety of land use activities established within the town centre*
- *The consolidation, maintenance and enhancement of the existing business area*
- *The retention and enhancement of the visual image and lakeshore amenity*
- *The sustainable use of the existing buildings and infrastructure*
- *Retention of the existing scale, form and intensity of the built form*
- *Ease of access and circulation for vehicles and pedestrians*

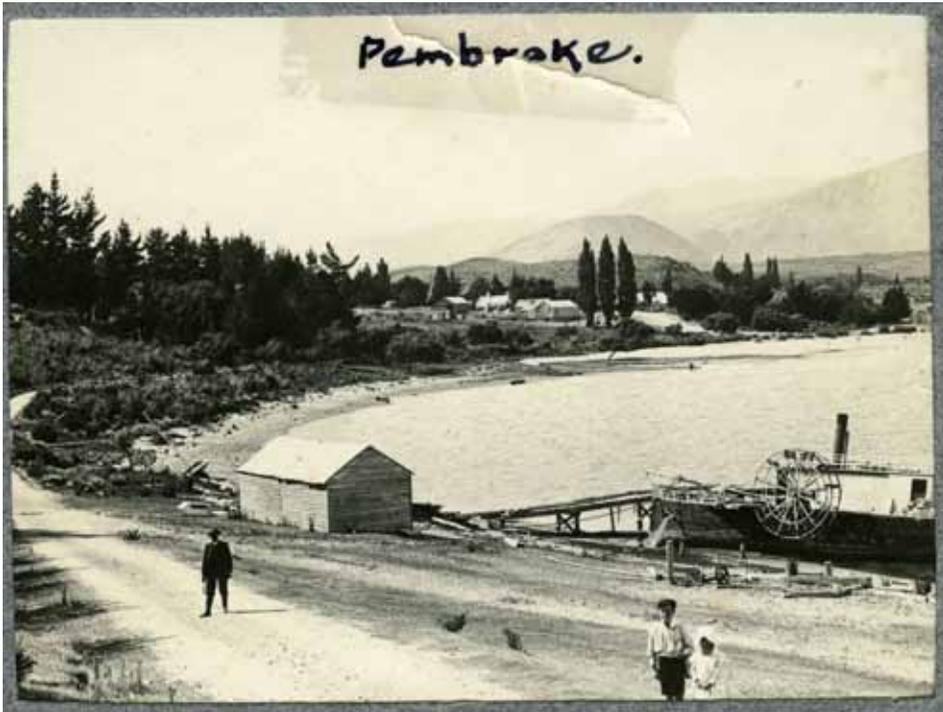
However, the District Plan provides little guidance on the translation of those values into buildings, streets and other open spaces. This guideline therefore sets out to enable all those involved in the design process to better understand the community's expectations for the evolving character of the town centre, and how a development can best contribute toward this.

This guideline also recognises, and should be read in conjunction with, the Council's publications:

- Wanaka Town Centre Strategy
- Learning to Live with Flooding; A Flood risk management strategy for the communities of Lakes Wakatipu and Wanaka
- Infrastructure Code
- Signs Control Bylaw
- Tree Policy
- Southern Lights Policy

The role of the Urban Design Panel

The Wanaka Urban Design Panel undertakes design reviews on behalf of Council for significant public and private development proposals in Wanaka, with particular emphasis on the town centre. The Urban Design Panel will consider how development proposals in the town centre have taken account of this guideline. The panel offers greatest potential benefit when proposals are at the concept stage, prior to lodgement for resource consent. As with the guideline, the panel's role is advisory and non-statutory, however support from the panel can be influential in the outcome of the resource consent process.



Circa 1910

1 Wanaka's Urban Character

Beginnings & Identity

Originally surveyed in 1863 as Pembroke, by which name it was known until 1940, Wanaka began as a settlement at the junction of two roads with a north-westerly outlook over the lake. The population reached 130 in the late 1900s when it primarily serviced the farming families around the lake and had begun to support small tourism ventures. Despite these early beginnings, there is a notable absence of historical buildings within the town centre.

By 1958 the population had reached 350 with about half of the houses being holiday cribs, in many cases belonging to southern farming families. While growth has markedly accelerated since the 60s, this balance between the permanent population and frequent visitors has remained. Long regarded as the long weekend, summer holiday and winter skiing destination of choice among many southern New Zealanders, the mix of repeat visitors and residents gives Wanaka its own particular flavour.

Wanaka's idyllic setting and wide variety of recreational pursuits give it a global appeal. Its attractiveness as a place to both live and play has resulted in growing numbers of increasingly up-market cribs and houses. Yet a key ingredient remains the low key and laid back ambience that reflects the unassuming character of southern New Zealanders.



Circa 1965



Existing Town Centre Character

- Wanaka town centre is defined by the strong visual connection to its landscape setting with wide open, sunny streets, and low built form of one, two, and occasionally three levels nestled into a moraine basin and alpine backdrop
- The town centre fronts onto the lakefront reserve, with outstanding views across the lake to the mountains, creating a clear focal point for social activity
- Lake Wanaka, Pembroke Park and the Hedditch escarpment define clear boundaries to the town centre on three sides
- Bullock Creek, an intact natural stream, bisects the lower lakefront flat from the upper town, which rises to the junction of Brownston and Ardmore Streets, the eastern gateway into the town centre
- A concentration of civic services and amenities around the junction of the upper and lower town reinforces the importance of the town centre as the setting for daily civic life
- Pedestrian lanes complement and interconnect the formal street network
- There is a diverse range of small scale, unpretentious buildings.
- Some new buildings share the attributes of being strong, simple forms using proven locally relevant materials that reflect durability and function over flamboyance
- Strong seasonal variation is expressed by the vegetation
- The lakefront and Bullock Creek express an informal and naturalistic character featuring indigenous vegetation

Core Design Principles

To ensure new development adds quality to Wanaka's town centre:

1. Ensure that the **sense of openness** and good solar access is maintained in streets and public places
2. Retain and enhance the **pedestrian and cycling connectivity and amenity** of the network of streets and lanes and enhance the level of accessibility of the pedestrian network for all users including the young, the elderly and the disabled
3. Apply the principles of **Crime Prevention Through Environmental Design (CPTED)** to the design of public places with particular regard to high levels of passive surveillance through good visual connectivity
4. Work collectively with neighbouring buildings to **spatially define** and enrich Wanaka's streetscapes and other public places
5. Contribute to the sense of activity and **vibrancy in the town centre** through architectural variety with strong visual connections between inside and outside at street level and spaces at building edges that provide opportunities for social interaction
6. Use **strong, familiar, and simple** architectural forms, generous façade depths and proven durable materials in order that buildings respond to and complement the wider landscape
7. Reinforce a **human scale** and avoid large-scale monolithic building forms or the over-repetition of the same or similar smaller forms; large buildings should instead be composed of several varied smaller forms grouped together
8. Champion sustainability and **environmental responsiveness**, including energy efficiency, shading, natural light and ventilation, and the use of local and recycled materials



The outstanding natural setting of Lake Wanaka has made the town centre a regionally and increasingly internationally desirable setting for visitors and new residents. The ability to interact with such a profound environment just ‘one step’ away from the urban area is a key feature and makes Wanaka town centre an extremely desirable place to be in.

Finalising the Wanaka Structure Plan, Queenstown Lakes District Council, July 2007



2 Building Design

2.1 Site & Context

context is everything

When undertaking development within the town centre a good understanding of the site and particularly its context is essential. Designers need to demonstrate that a new development is connected to and coordinated with the surrounding urban structure.

Building designers therefore need to:

- Analyse site topography, solar orientation and exposure to the prevailing north west winds off the lake and the more occasional cold southerlies from Cardrona Valley
- Study the relationship and the orientation of the site to the adjoining street or public place and any rear lane
- Identify any significant vegetation on the site or close by
- Preserve important views from the site and views that might be impacted on by the development
- Examine views of the site from higher ground or buildings
- Preserve and enhance existing pedestrian circulation patterns, key desire lines and potential linkages through the site
- Consider how the neighbouring buildings sit in relation to the site in terms of rhythm, scale and character of neighbouring buildings
- Intergrate with the intended character of the streetscape including the footpath, lighting, parking and services, as summarised later in this document

Site coverage

Site coverage over the 80% permitted threshold in the District Plan is likely to be viewed favourably where the site and context and built form guidelines have been effectively applied.

Configure the site logically

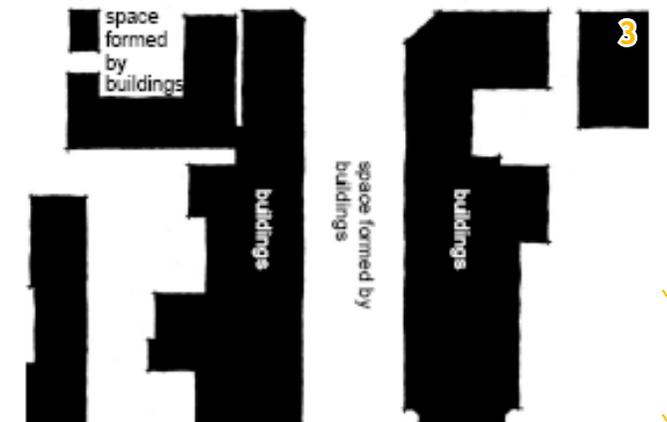
- Locate entrances and public uses intended to engage with the community at the front on the ground floor and locate more private uses away from the public realm
- Locate areas for storage, service, and refuse away from the street or public open spaces, preferably within buildings or behind landscaped screens to the rear of buildings. If possible share space for these activities with the neighbours
- Generally town centre buildings sit shoulder to shoulder and front up to public spaces. Acting together the building frontages define the streetscape and other public spaces (1, 2 and 3)
- Consider integrating the site with the public street space, providing more opportunities for socialising and retreat out of the pedestrian flow (2)



The building edges enclose and shelter the street...



and public courtyards...



defining the public realm between the buildings

1



2



Building levels in relation to flooding

- Maintain a continuous connection between the footpath and the ground floor level of the building. Where ground floors are raised above the footpath level, this level change must be accommodated on-site.
- When development extends for more than half of an urban block within the flood zone, (e.g. along lower Ardmore Street), consider raising floor levels in conjunction with a raised pedestrian promenade. The Council is open to consideration of a raised promenade on public land if the development is significant in scale and there is sufficient public space adjoining the development. (1)

Parking

- Avoid on-site parking areas in front of buildings, as they detract from the amenity of the streetscape, interrupt pedestrian desire lines and disrupt the continuity of building frontages (2)
- Design office buildings and larger retail outlets with showers for cyclists and provide prominent, convenient cycle parking or storage
- Promote the use of permeable materials for parking surfaces

On-site landscaping

- Integrate landscape and building design at the outset of the design process, as opposed to using landscaping to mitigate weak architecture
- Choose and place plants to complement the building and structure the space
- Match species to expected maintenance levels
- For additional guidance on on-site landscaping refer to the landscape design guidelines in section 3

2.2 Built Form

Use simple, strong architectural forms as the basic building blocks

- The basic forms of the early settlers' buildings of the Upper Clutha - the farm cottage, the rural barn and the holiday crib, provide cues in the enduring simplicity of their gable, hip and lean-to profiles (3)
- A strong front façade enables these forms to address street and other principal frontages in the town centre context (4)
- Parapets, verandas and balconies can further enliven the streetscape (5)
- Solidity, depth and well crafted human-scale detail in the street façade add character and a sense of durability
- To achieve human scale, key building components, such as window and door openings, structural elements, bays and recesses, should be of a size that relates well to people nearby moving at pedestrian pace
- Large building footprints should be broken down to read as two or more smaller forms that reflect the fine grained rhythm and scale of the town centre (5)
- Avoid ubiquitous corporate or franchise signature architecture that sets out to promote the corporate brand at the expense of the local context
- Wanaka is not constrained by its built history - contemporary architecture in sympathy with the local context is encouraged





Active edge

For town centre buildings, the key design element is the edge between people in the street and the activities that occur inside the buildings at ground floor level. The vibrancy, vitality and commercial viability of an urban area is closely related to the design of this edge, the front façade.

1. Locate buildings and main entrances on the front boundary, with setbacks only provided for pedestrian plazas, and occasional recessed entries
2. Buildings should generally occupy 100% of a site's frontage, excluding any necessary vehicle or pedestrian lane access to the rear
3. Articulate a distinct base, middle and top to each building (1)
4. Design the façade's proportions and rhythm at a human scale (2)
5. Emphasise recessed entrance points as distinctive features in the façade design (2)
6. Make use of features such as balconies, projections, and recesses to break up the mass of the building (2)
7. Use cantilevered or recessed decks and balconies to vary building form, and to respond to varying sunlight, wind, acoustic privacy, and visual privacy considerations (2)
8. Emphasise the vertical rather than the horizontal by aligning building components such as structural elements, windows and veranda posts across different floor levels (3)
9. Windows should generally emphasise the vertical dimension over the horizontal, by being tall and narrow as opposed to short and squat
10. The spaces in between windows should be at least 0.3m wide and be clad with the main cladding material of the façade (3)

11. Where possible align the principal horizontal elements, including parapets, verandas and window with the corresponding features on adjoining buildings (4)
12. Avoid flat, planar facades by recessing windows and doors to express a generous façade depth of not less than 300mm at ground level and 200mm above ground level (5)
13. Locate smaller shops in front of large format uses and any car parking. This ‘sleeving’ helps to avoid blank walls and out-of-scale building mass being presented to streets
14. At ground floor level, between 50% and 70% of front façades should be glazed (6) and window displays should not prevent pedestrians seeing shop interiors, in order to provide passive surveillance between inside and outside for crime prevention and personal safety and to contribute towards an engaging street frontage



1



Corner emphasised

Corner sites

- Emphasise and celebrate street corners
- Give equal emphasis to both street elevations in the design of buildings on corner sites (1)
- Consider wrapping the parapet around the corner, accentuating height, splaying the corner and creating a main entry, or creating a corner roof feature

2



Scale, volume & height

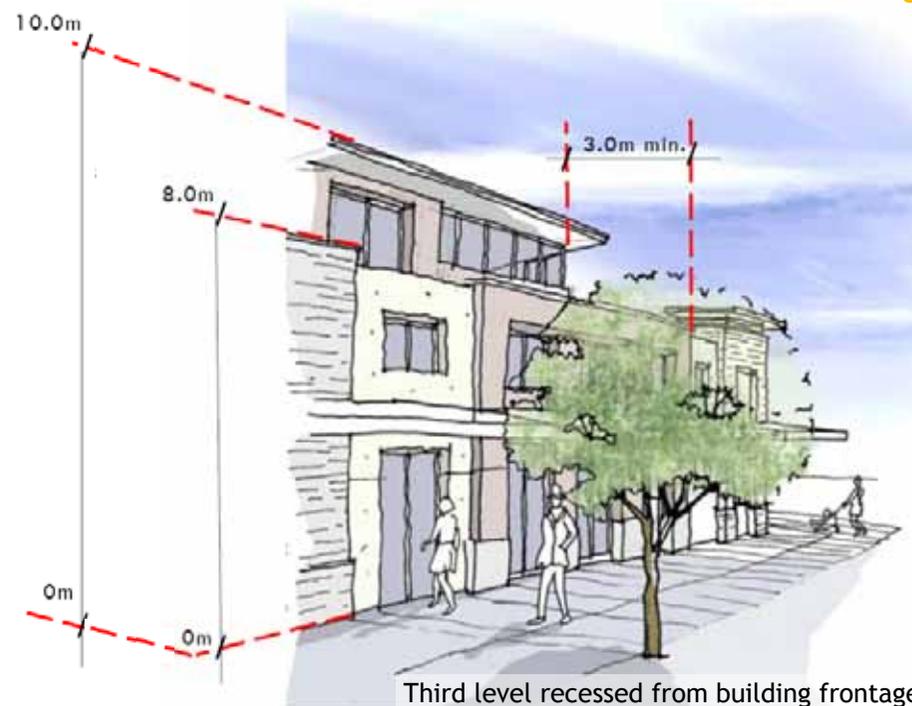
Double fronted sites

- Give equal emphasis to both street elevations in the design of buildings on sites that face streets, lanes or public space at both ends

Building scale, volume and height

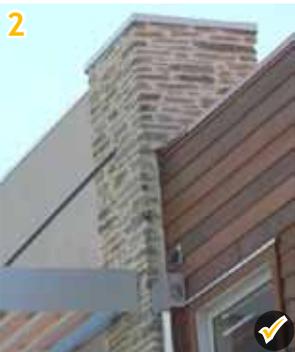
- The maximum building volume that reads as a single built form should not exceed 8m x 9m x 15m (height x width x depth), or approximately 1,200m³ (2)

- Building heights should not generally exceed 8m at the street frontage, where they should read as a maximum of two storeys in height - roofs pitched above this height may be used if not visible from the street
- Any third level should be a secondary volume set back a minimum of 3m from the building frontage and should not appear to be higher than 10m when viewed from the street (3)
- Larger developments should appear as two or more distinct adjoining buildings that work in harmony (4), using techniques such as:
 - Varying the roof line, shape and height
 - Changing the façade depth and detailing
 - Changing window and/or doorway proportions
 - Varying the texture, material and colour of the cladding system
 - Individualising the veranda for each building segment
 - Contrasting solid heavy forms with lighter more transparent forms
 - Creating a rhythm of bays and recesses





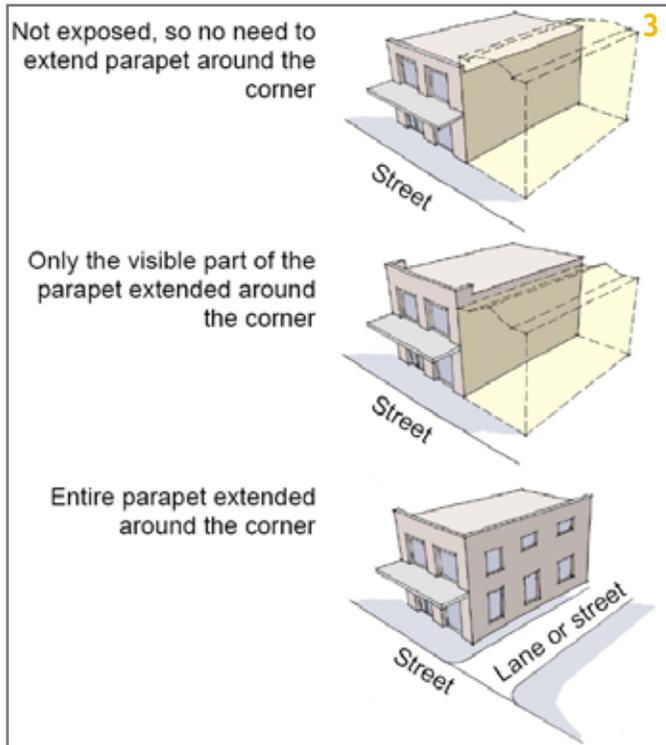
Roof articulation accentuates key elements at ground level



Extended parapet



Parapet detail exposed



Roofs

- Strong, simple geometry should drive the roof shape
- Useable roof terraces are encouraged
- Roof pitches should not typically exceed 40 degrees
- Use the roof shape to accentuate the location of important façade elements at ground level, such as entrances (1)
- Occasional slender roof features that extend beyond the height limit can be appropriate, for instance to terminate a vista, accentuate a corner, or identify a significant public building
- Where parapets are used, extend the parapet around any exposed corners (2 and 3) in order that they appear solid, as opposed to two-dimensional

Pedestrian cover

- Provide continuous pedestrian cover along the main retail streets, on other streets provide at least canopies over the entrances
- Integrate verandas with the architecture of the building and individualise verandas for each building to accentuate the rhythm of the streetscape (4)
- Consider glazed verandas where more light is desired down to the ground level frontage of buildings
- Ensure that the design of the supporting structure is integrated with the vertical articulation of the building
- Locate verandas at least 3m above the footpath, with a recommended depth of 2m and a maximum depth of 3m - set verandas back from the kerb by at least 0.3m, even if the footpath is narrower than 2.3m



Articulation of verandas corresponds to articulation of building façades



Sunny courtyard



Bland blank wall exposed to public area

Passive solar design and building performance

- Orientate the largest areas of glazing to the north and east and incorporate solid concrete or stone walls and floors within buildings in locations which receive sufficient direct sunlight in order to absorb and slowly release solar energy
- Consider opportunities to shade the western side of the building to naturally help avoid build up of afternoon heat
- Include opening windows which are positioned and sized to enable cross ventilation and natural lighting
- Position private outdoor spaces in order to receive direct sunlight, particularly the low winter sun (22 degrees in midwinter at midday), yet provide summer shade and shelter from predominant winds (1)
- Consider providing more insulation than required by the Building Code to cope with the wide temperature range in Wanaka

Building adaptability

- Design ground floors with a minimum 3.5m floor-to-ceiling height, with 4m recommended in dedicated retail spaces
- Design internal spaces to be as flexible as possible by creating simple open plan volumes

Side walls visible from public places

- Larger new buildings should not expose significant areas of blank side walls visible from public places (2). Provide visual relief by suitably detailing or texturing these wall areas or providing fire rated fenestration
- Consider vegetated features such as green roofs and green walls - green walls can be effective where the sides or rear of buildings are exposed to public view and blank solid walls already exist or cannot be avoided

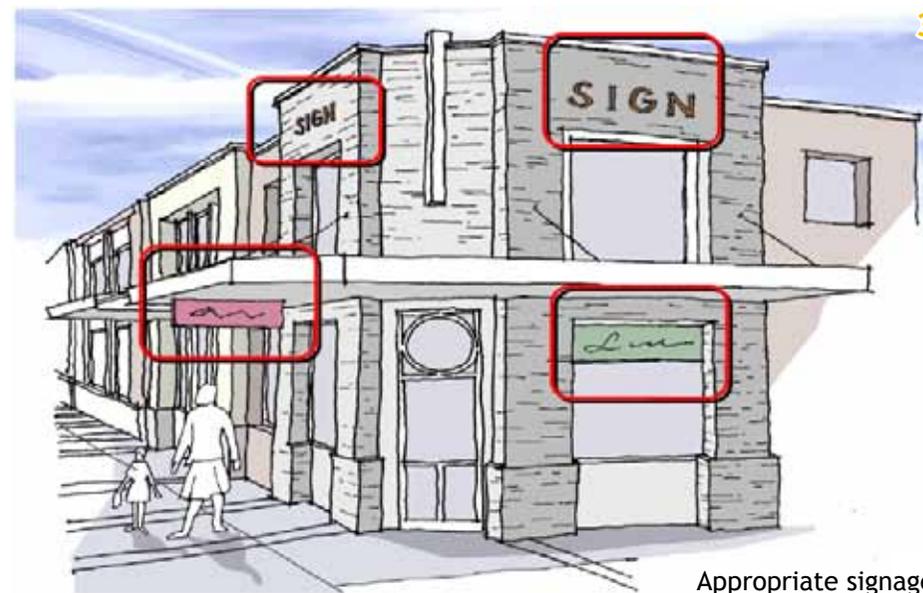
Services

Integrate services into the building design and avoid locating services where they are visible from public places.

Signage and lighting on the facade

- Integrate signage to be part of the façade, by aligning and proportioning the signage with the architectural detail (3), as opposed to making it look like an afterthought
- Concentrate signage below veranda level and restrict above veranda signage to permanent and integrated signage such as the building name embossed in the façade material (4 and 5) or cut-out lettering in a durable material spaced off the facade
- Use indirect sign lighting (i.e. washing light over a sign or back lighting cut out letters) rather than self-illuminated signage, and generally also consider using up or down lighting to accentuate feature façade details to create a subtle form of signage
- Avoid large amounts of uniform fluorescent lighting. Instead use softer, more targeted spotlighting to accentuate key features
- Avoid using extended areas of corporate colour around signs that effectively extend the size of the signs and clash with the local context
- Avoid neon or flashing signs

For requirements on the size and location of signs as well as other regulations on signage, refer to Section 18 of the District Plan as well as to the Signs Bylaw of the Council.



Embossed sign



Cut-out lettering

2.3 Materials & Detailing

Straightforward simplicity is valued, whereas fashion will inevitably date. Strong, well-crafted detailing is preferred to visually complex ornamentation. The strength of the basic building form should take precedence over lightweight or insubstantial detailing (1 and 2).

Preference should be given to materials that are locally sourced and traditionally used in the area. Recycled or re-used materials often have an aged look and bring many sustainability benefits.

Materials should relate to building structure and internal use (3). Heavier materials (stone and concrete) are generally suitable for the lower floors, whereas materials that appear lighter (timber, glass, metal) are useful for the upper storeys or sections of infill (4). It is recommended that changes of material occur at internal rather than external corners.

Materials most closely associated with Wanaka's architecture are schist, timber, metal and concrete.

Schist

This locally sourced metamorphic rock embodies a character of solidity and durability. Early settlers in the region often built with the schist that forms a prominent part of the natural landscape. The strong connection between schist buildings, local heritage and the landscape, endures today. Typical Wanaka stonework has splashes of warm earthy colours and features larger pieces rather than the thinly layered stacked look.



Locally relevant attributes:

- Effectively connects a building to the ground
- Adds texture and richness to walls
- Adds mass, solidity and depth to form especially when extended around the external surfaces of a building volume or component, rather than being isolated to small areas such as feature walls or columns

Local sources of Schist include:

- Cluden Schist (Tarras area)
A light grey coloured stone with hints of brown highly regarded for its notably straight grain ideal for dry-stack styles, and schist paving slabs.
- Clutha Schist (Tarras area)
A notable overall pastel tone of grey with flecks of brown and black. Larger pieces are ideally suited as lintels. Often used for the smeared mortar or 'bagged' look of the gold rush era.
- Hyde Schist (Eastern Central Otago)
Available in grey, brown or grey/brown combinations. Features a hardness and grain enabling a clean cross grain cut ideal for uniform layering and dry-stack styles and schist paving slabs.
- Gibbston Schist (Gibbston Valley)
A uniformly light grey stone with many linear quartz lines that create a silver shimmering effect in direct sunlight. Can be split down to a thin profile and laid in a tight and contemporary looking dry stacked style.
- Alexandra Schist (Alexandra)
Predominantly rusty reds and brown with grains of black, green and quartz veins running through.

Types of Schist



Cluden



Clutha



Hyde (Grey)



Hyde (Brown)



Alexandra (smeared mortar)



Gibbston



Large exposed timber members



Timber café doors



Stained weatherboards

Timber

As in the rest of New Zealand, timber has a strong tradition in Wanaka as the principal framing, cladding, joinery and trim material. Preference should be given to sustainable sources of timber.

Locally relevant attributes:

- Large exposed timber members are often visually attractive and contribute to the robust local character in both buildings and landscape features.
- When unfinished, timber can be prone to cracking when exposed to the dry Wanaka climate, therefore oversized members and a 'rough sawn' finish is recommended, however avoid rough sawn finishes where human contact is likely

Traditionally the primary native species for construction and joinery timber were Rimu and Totara - while sustainable supplies are virtually exhausted, recycled stock can occasionally be sourced

Beech is also locally sourced and continues to have limited application as an internal finishing material, where a pale clear appearance is desirable

Exotic species available locally include:

- Macrocarpa: The dry climate makes this moderately durable timber suitable for cladding and structural members where the exposed natural appearance is desirable
- Douglas Fir (or Oregon): Better resistance to moisture than radiata species and is used for cladding and structural applications
- Cedar: Although imported it is widely used owing to its stable dimensional properties that resist warping and cracking
- Lawsons Cypress / Larch: New South Island plantations are becoming available and proving popular

Metal

Steel has long been the primary local roof cladding material (1) and has had a traditional role in bridges and larger format buildings where its strength enables substantial spans. Exposed steel is used in verandas and lintels as a clear expression of the structure (2).

Locally relevant attributes:

- Exposed large steel members have a robustness and strength of character
- The dry local climate means galvanised or pre-rusted treatments are sufficient for long term external protection and the dull patina is a more appropriate finish than shiny metal finishes

Weathered copper and zinc are also appropriate for cladding, roofing and detailing.



Metal roof



Steel columns & lintels



Concrete

Concrete offers strength and mass, making it compatible with the strength and simplicity of form appropriate in the town centre.

Locally relevant attributes:

- Provides thermal mass when used internally and insulated from exterior
- Concrete is resilient when exposed to strong UV light, frosts and high winds prevalent in Wanaka
- Pre-casting enables rapid construction
- Care needs to be taken to avoid large expressionless surfaces or the excessive repetition of pre-cast elements; surface relief can be provided by:
 - Exposing the aggregate, inlaying timber or local stone, or combining it with other materials (1)
 - Textured or patterned finishes achieved through proprietary formwork
 - Board formed concrete as found in traditional agricultural structures
- Locally sourced river aggregate adds to the variety of textures and colours in exposed aggregate or honed finishes
- Colour additives in earthy tones can achieve a more natural appearance and lower reflectivity

Colour

The use of materials in their natural colour is both appropriate and enduring. Colours that refer to the local natural environment, in particular earth neutrals, help relate the town centre to its wider context. (2, 3 and 4).

Specific principles and issues to consider:

- Avoid high gloss and highly reflective finishes
- Accents of bold colour (but not bright primaries) can be used to emphasise key building features and to contrast with the natural colours of the environment and materials - this avoids the risk that buildings become 'over-muted'
- Contrasting light and dark colours can give added emphasis to built form
- Stains and oils reveal the natural grain of timber and offer a more natural look that is easier to re-apply than paint
- Avoid corporate colours and colour schemes that reinforce corporate or franchise architecture and branding
- Due to the surrounding topography, the visual impact of roof colours is potentially significant; therefore use roof colours that blend in with the natural environment





Excessive repetition of units



Balconies and pergolas enliven street façade

2.4 Additional Guidelines For Apartments & Visitor Accommodation

- For Helwick and Ardmore Street, apartments and visitor accommodation should only occur above ground floor level
- For other town centre streets, apartment or visitor accommodation units at ground level should have a front setback of between 1.5m and 3.0m, and have their floor level at least 0.8 metres above footpath level to ensure both outlook and privacy
- Fences, hedges, or walls along front boundaries should not exceed 1.2m, however this can be measured from the front patio or deck level on the inside of the fence, hedge or wall
- Use the architectural features common to these building types, such as entrance canopies, balconies, decks and stair/lift wells, to contribute to a varied and interesting street façade
- All apartment and visitor accommodation buildings should have their principal pedestrian entrance lobby addressing the principal street frontage at ground level
- Ensure that any car parking or garaging is located away from the frontage; either underground, to the side of or behind the building
- Where apartments are intended for permanent use:
 - Avoid providing access through long internal corridors or extended external decks; by using frequent stair and/or lift lobbies to provide access to between 2 and 4 units per floor
 - Enable cross ventilation in each living unit; and avoid bedrooms that rely on borrowed light through other rooms



High Quality Public Realm Amenity that complements the appeal of the natural setting and fosters both commercial vitality and community wellbeing.

Goal 4.2 of Urban Design goals and objectives, from: Urban Design Strategy, Queenstown Lakes District Council, November 2009



Public space clearly defined by the built edge

3 Streets, Lanes and Open Spaces

This section addresses the design aspects of public spaces in the town centre. Even though these areas are mostly managed by the Council, private parties need to integrate their development with:

- The envisaged functions of the different streets, lanes and open spaces
- The aspirations the local community expresses for the character of its public areas

The first section of this guideline established that strong, familiar architectural forms are appropriate in the Wanaka town centre. It follows that the design of the public realm should be similarly straightforward. Function and durability of materials and simple design should take precedence. To a significant degree, Wanaka owes its sense of place to its landscape setting, and it is appropriate that the design of the public realm becomes an understated urban extension of that landscape.

This section outlines the design principles for:

- Streets
- Lanes
- Future public open spaces
- Lakefrontage
- Bullock Creek corridor

3.1 Streets

The design of streets in the town centre should cater for the needs of all users of the street, including, but not limited to, pedestrians, cyclists, the disabled and passengers and drivers of vehicles. These needs are very diverse and streets must accommodate the specific needs of each group, including: accessing the various land uses on either side of the street; moving through and across spaces; browsing, sitting, socialising and dining; enjoying the distant scenery; and driving, parking and manoeuvring vehicles.

Different streets have different predominant functions and therefore their streetscape designs need to set the appropriate balance between the needs of their user groups, ranging from a pedestrian focus in the main retail streets to a higher vehicular focus in the main through-traffic street.

Streets also accommodate utilities. Utility lines can place restrictions on the design of streets and often influence the location of street trees.

The town centre's street types (1) are:

- Park Edge Streets: Dungarvon Street, lower Ardmore Street and Lakeside Road (town end only)
- Main Retail Street: Helwick Street
- Through-traffic Street: Brownston Street. This is the envisaged future main arterial through the town centre and the interface between town centre and residential zones
- Business Streets: upper Ardmore Street, Dunmore Streets. These include mixed land uses such as business, civic services, fuel stations home occupation residences, and visitor accommodation





Ardmore Street

Park Edge Streets

Dungarvon Street, lower Ardmore Street (1), and Lakeside Road form key edges to the town centre, with retail and commercial uses on one side and large open space on the other side.

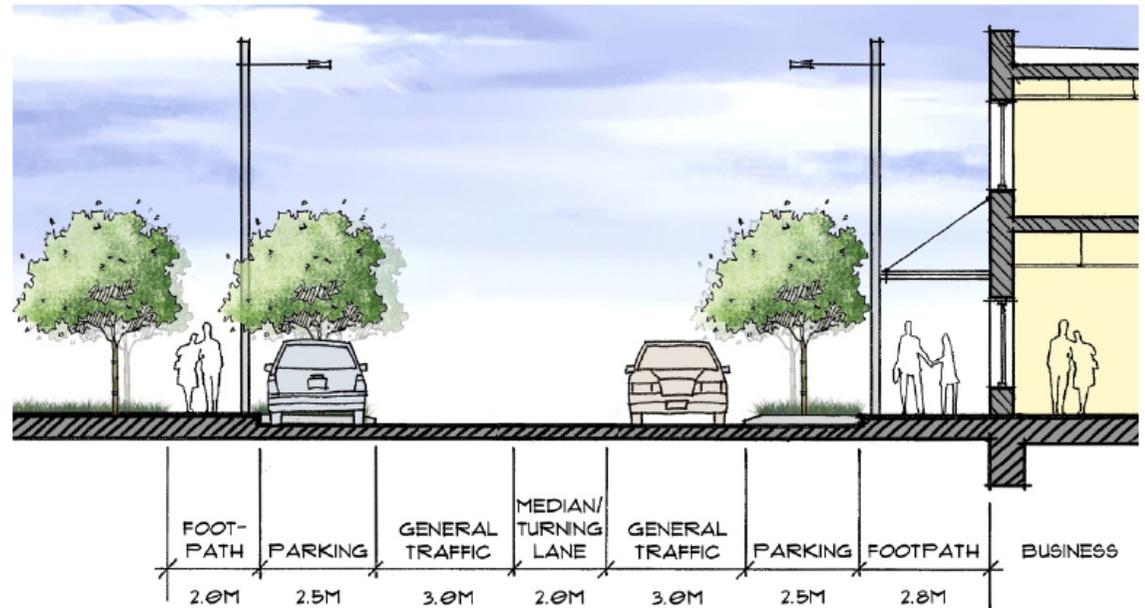
Desired Outcomes - Park Edge Streets

Enhance the strong physical and visual connection between the town centre and lakefront reserve that has to date been compromised by Ardmore Street's function as the principal through-route.

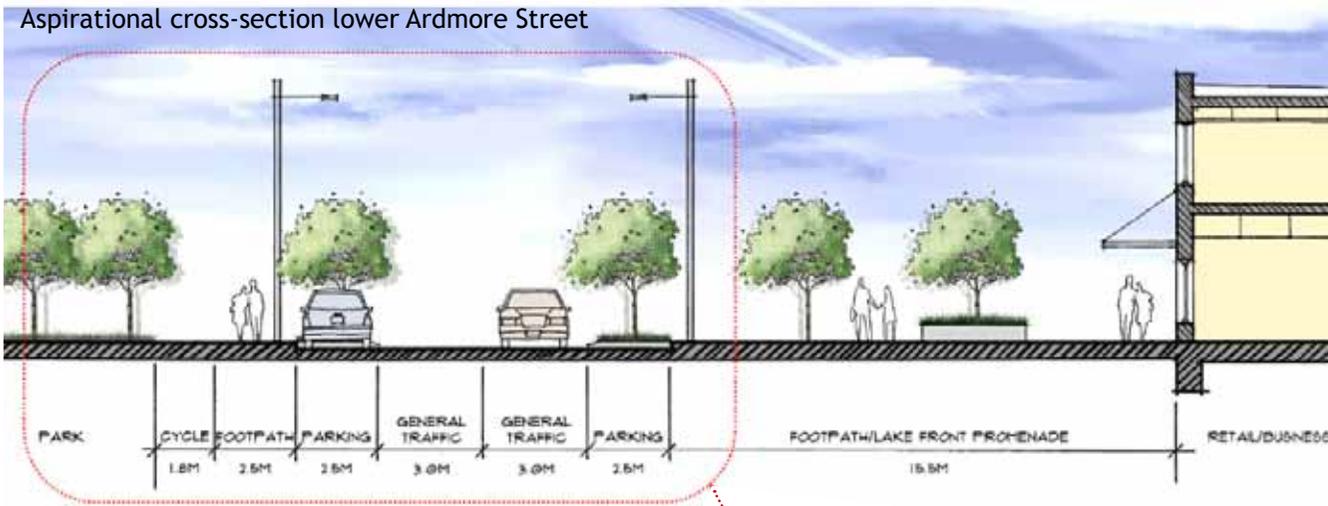
Dungarvon Street lies between the town and Pembroke Park yet the character is utilitarian. A direct relationship to the park is compromised by a four-row car park and a sewerage utility. The land uses present an eclectic mix of café/restaurant, accommodation, retail/office, residential (older style) and medical. Few buildings have an active social street frontage. Footpath paving treatment lacks cohesion.

Desired Outcomes - Dungarvon Street

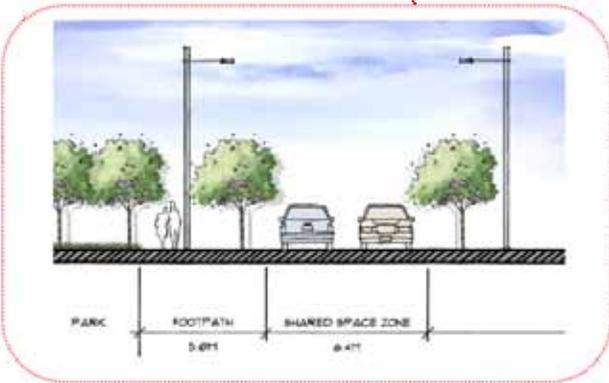
- Achieve a stronger pedestrian function by:
 - Narrowing carriageways and widening footpaths
 - Providing several clear, safe and convenient pedestrian crossings
- Integrate Pembroke Park reserve and the town centre by:
 - Creating green pedestrian linkages through the car park
 - Avoiding vegetation that obscures views of the reserve
 - Using trees to integrate street, car park and reserve
- Improve street amenity by:
 - Removing overhead lines
 - Having a consistent street lighting and furniture theme
 - Installing uniform permanent paving on footpath
 - Planting street trees



Aspirational cross-section Dungarvon Street



Aspirational cross-section lower Ardmore Street - shared space treatment option at intersection with Helwick Street

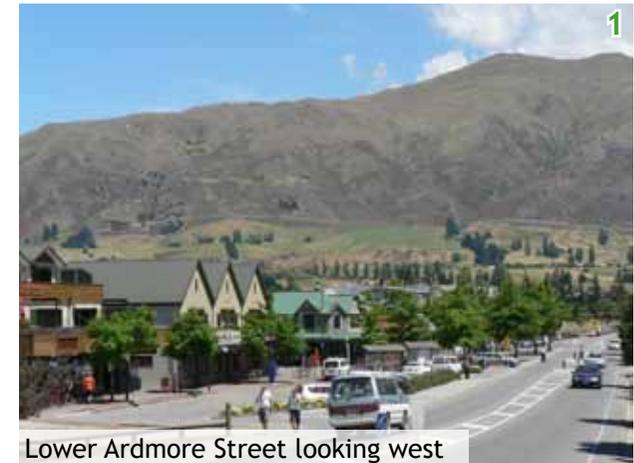


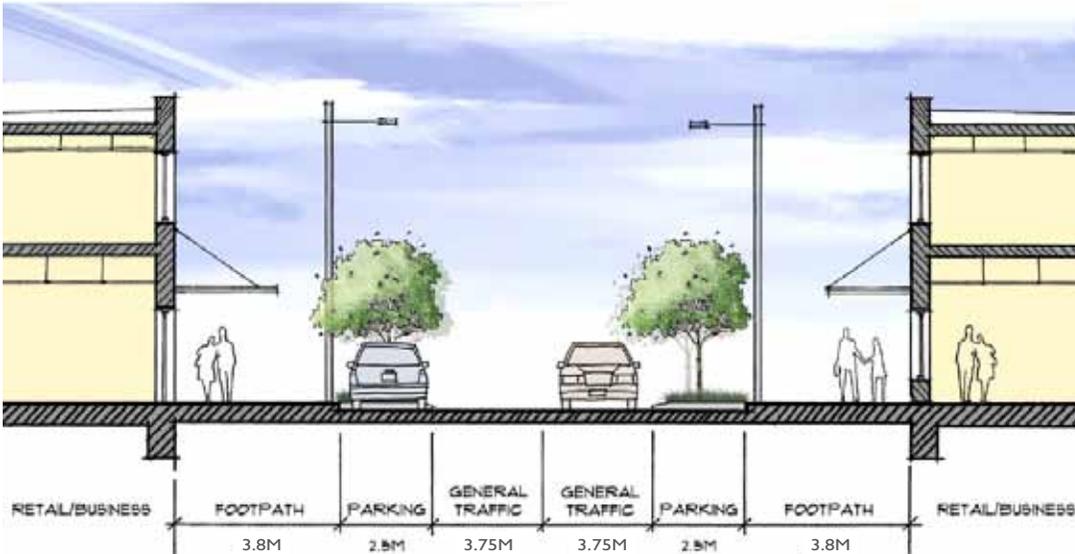
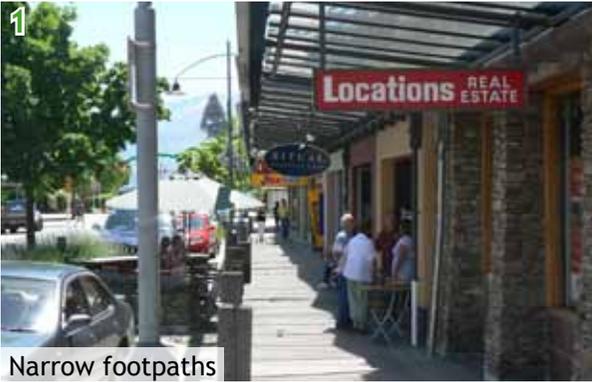
Lower Ardmore Street (1) links the town centre and the lakefront. The close relationship with the lake and the fact it allows a northwesterly orientation to the town is the greatest attribute of Wanaka. This provides prime opportunities to sit, eat and drink overlooking the lake and surrounding mountains, both on private land and within the spacious road reserve and lakefront area.

Lakeside Road overlooks the Bullock Creek corridor and the lakefront. Large trees partly obscure views of the lake and lakefront activity.

Desired Outcomes - Lower Ardmore Street/Lakeside Road

- Strengthen the physical and visual connection between the town centre and the lakefront by:
 - Providing easy pedestrian movement across street to better integrate town centre with lakefront
 - Increasing on-street parking to reduce parking on the lakefront and in parking slip bays and promoting lower traffic speed through side friction
 - Designing, where possible, parking areas that are legible to users, but when not occupied appear as an attractive integral part of the wider street or park design
 - Reducing vehicle parking and manoeuvring space on the lakefront and removing planting that prevents views of the lake, except where a significant windbreak function is required
- Improve the amenity of the town side of the street, so as to encourage people to stay and enjoy the lakefront setting by:
 - Providing shade, clear spatial definition and green amenity through planting and structures
 - Protecting and enhancing key views
 - Providing for greater use of street space for seating, socialising and outdoor dining (2)
 - Integrating streetscape and lakefront elements (paving, lighting, seating, etc) with design reflecting the nature of the space
- Develop lower Ardmore Street as a clearly recognised bicycle through-route for locals and tourists with conveniently placed cycle stands (3)
- Design safe, clear and convenient pedestrian linkages at the intersection of Ardmore Street, Lakeside Drive and Lake Wanaka Centre that still accommodate cars towing boats





Aspirational cross-section Helwick Street

Main Retail Street

Helwick Street forms the hub of the lower town centre retail area. It accommodates retail at ground floor for most of its length, with occasional upper level businesses (1). It has high pedestrian traffic volumes relative to vehicular through traffic, yet the footpaths are narrow compared to the very wide traffic lanes, restricting opportunities for pedestrian amenity (2). There is a notable inconsistency between the lower town centre block and the upper town centre block in terms of streetscape detail, accentuated by an inconsistent approach to the design of pedestrian crossings.

Desired Outcomes - Helwick Street

- Prioritise pedestrian traffic over vehicular traffic by a revision of footpath width relative to traffic lanes
- Reinforce the ease of pedestrian movement across the street and to comfortably accommodate bicycles in the traffic lane by lowering traffic speed to 30kph
- Retain on-street parallel parking to assist the vitality of businesses and to provide an effective buffer between vehicles and pedestrians along both sides of the street
- Provide for delivery vehicles on street
- Develop consistent streetscape layout and detailing between the upper and lower blocks of this street
- Add deciduous street trees to provide visual amenity, traffic calming and further emphasise the sense of intimacy and enclosure of the street

Through-traffic Street

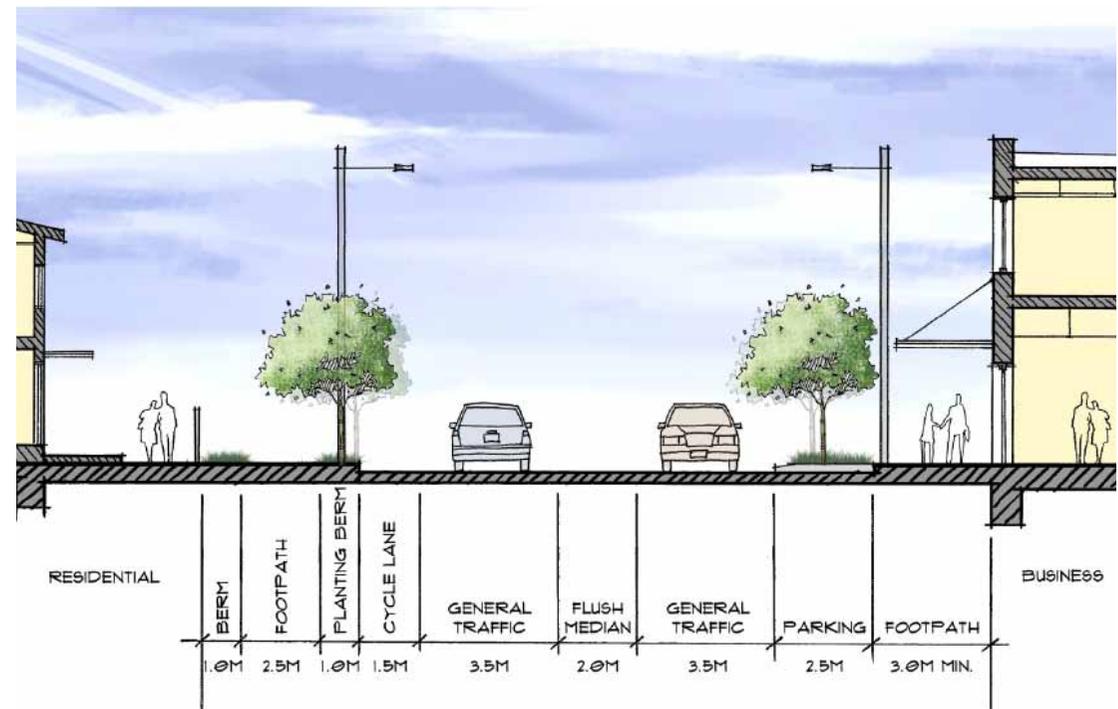
Brownston Street (3) is the principal route for vehicular through-traffic between the east and west sides of Wanaka. It currently forms the transition between the town centre zone to the north-west and residential zones to the south-east. The north-western side features a mix of activity including visitor accommodation and retail. The south eastern side, although predominantly lined with older buildings of domestic residential character, retains very little residential activity and houses activities such as offices and professional services.



Brownston Street looking west

Desired Outcomes - Brownston Street

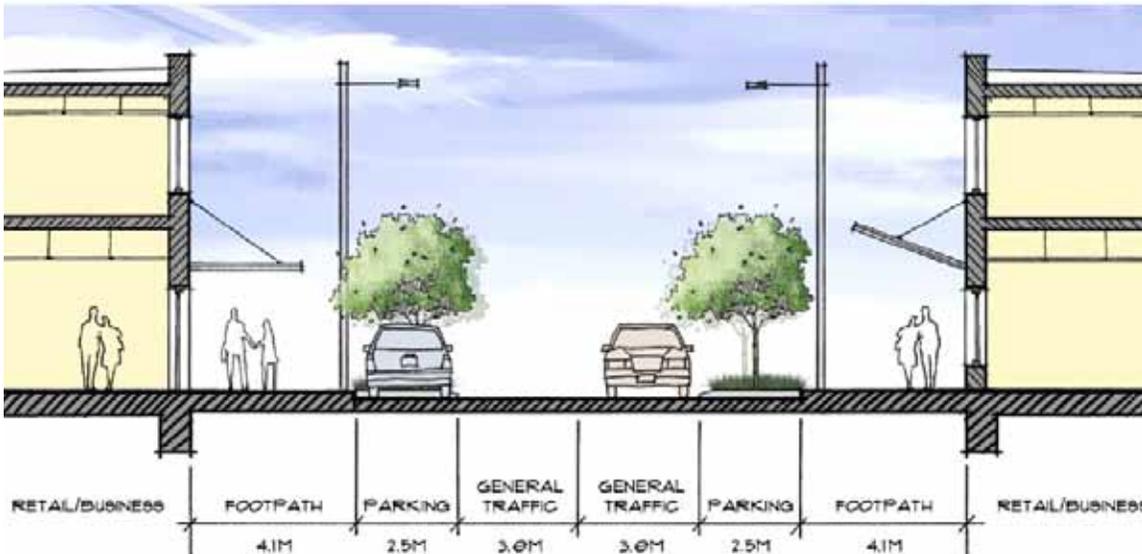
- Ease pedestrian crossing at key locations to enable strong walking links between the town centre and adjoining high and low density residential zones
- Retain on-street parallel parking to assist the vitality of businesses and provide an effective buffer between vehicles and pedestrians along both sides of the street
- Promote efficient vehicular movement along Brownston Street, as it forms a key east-west connection for visitors and locals
- Add street trees to provide visual amenity and contribute to calming traffic and a greater sense to enclosure to the street
- Remove overhead wires
- Provide uniform permanent paving on footpath



Aspirational cross-section Brownston Street



Dunmore Street looking west



Aspirational cross-section Dunmore Street

Business Streets

Dunmore Street and Upper Ardmore Street accommodate a mix of land uses including retail, restaurants and cafes, offices, petrol stations and visitor accommodation.

Dunmore Street runs through the middle of the lower section of the town centre and includes street frontage to a large supermarket (1), a branded motel and two large areas of car parking. At its eastern end it links to the main pedestrian route connecting the upper and lower towns. Two civic facilities - the library and the Lake Wanaka Centre - directly adjoin the eastern end, across Bullock Creek. The western end leads to Pembroke Park with good views to Mount Alpha.

Desired Outcomes - Dunmore Street

- Improve amenity for pedestrians by:
 - Widening footpath and narrowing carriageways
 - Retaining on-street parallel parking to assist the vitality of businesses and provides an effective buffer between vehicles and pedestrians along both sides of the street
 - Providing for delivery vehicles
 - Reinforcing the ease of pedestrian movement across the street and comfortably accommodating bicycles in the traffic lane by lowering traffic speeds to 30kph
 - Creating easy, convenient pedestrian access at key points across the streets
 - Planting street trees
 - Eliminating overhead wires

Upper Ardmore Street's former through-traffic function has switched to Brownston Street. At 30m this is an unusually wide street that enables angle parking along both sides. Excessive width and vehicular dominance are exacerbated by the presence of two service centre forecourts and the fire station fronting onto the street. There is a marked lack of street trees and the level of amenity is low. The junction with Brownston Street and the Wanaka-Luggate Highway forms the entrance to the town centre from the east. Important views to the lake are presented when moving down Ardmore Street from east to west.

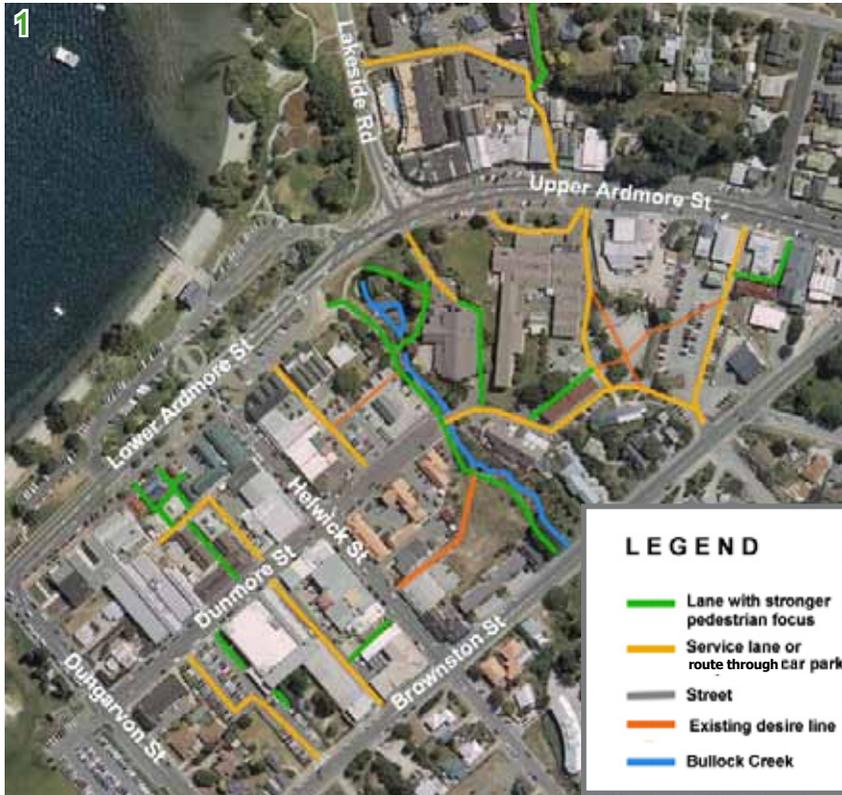
Desired Outcomes - Upper Ardmore Street

- Improve amenity for pedestrians by:
 - Planting street trees and providing seating
 - Designing attractive street detailing, consistent with other town centre streets
 - Avoiding open forecourts directly adjoining the footpath
- Reduce perception of street width to lower vehicle speeds by:
 - Adding street trees along both sides close to the traffic lanes
 - Changing material, texture and/or colour between parking and traffic lanes
- Retain on-street parking to support commercial vitality and buffer pedestrians from vehicular traffic
- Ease pedestrian access across the street at key locations
- Retain of key views to the lake down Ardmore Street
- Consider cycle lane in uphill direction between footpath and angle parking



Aspirational plan-segment upper Ardmore Street - showing change in colour between parking and traffic lanes, pedestrian crossing point and trees near traffic lanes - from Ardmore/Brownston Street Project

Lane Types



3.2 Lanes

A number of off-street connections for pedestrians and cycles exist within the town centre (2). In some cases these also enable vehicle access to carparks and/or service vehicle access (3). A significant opportunity has been identified to enhance the function and appearance of this network of lanes and to extend it to improve pedestrian access through the town centre. Some lanes such as Pembroke and Monley are part of the formal roading network.

Elsewhere pedestrian and, in some cases, vehicular routes have been established across wider mid-block areas of Council owned land. The large urban block between Ardmore, Brownston and Helwick Streets incorporates several of these desire line short cuts.

A further category of lanes exists around a group of small retail buildings on private land that enables public access to connect Pembroke Lane with Lower Ardmore Street.

A distinction should be made between lanes with a stronger pedestrian function, and lanes with a stronger focus on a service function (1).



Pedestrian/cycle focussed lane



Service/parking focussed lane

Pedestrian Lanes

For lanes that serve primarily as pedestrian connections, the focus should be on encouraging the maximum number of pedestrians to use the lane and avoiding a situation where the lane is an unattractive, dark, secluded and unsafe environment. Several existing pedestrian routes are along key desire lines, making them potentially viable locations for business or community activities that would in turn generate further pedestrian traffic and contribute to making them feel more like lanes (4 and 5) and less like ad hoc access routes.

Some existing pedestrian desire lines are currently through car parks and are not defined by any form of enclosure or distinguishing paving, such as the path through the car park behind the fire station. These paths could utilise built and landscape structures to define them.

Some service-oriented lanes could transition into more pedestrian oriented lanes (3). This includes the lane between Brownston and Dunmore, Pembroke Lane and Monley Lane between Ardmore Street and the steps to Lismore Street. The routes between Upper Ardmore Street and the east end of Dunmore Street are vehicle dominated at present. Clearer more attractive routes for pedestrians are needed.



Outdoor cafe seating enlivens lane



Active edges, upper level balconies & considered planting



Rear lane provides access to rear parking



Storage/rubbish area screened

Service Lanes

The main role of these lanes is to facilitate ‘back-door’ uses and vehicle-associated functions, such as servicing, loading, refuse collection and parking (1). ‘Ugly uses’ should not be denied as the town centre’s functionality depends on such activities. Private areas accessed from service lanes, should be able to be closed off at night to avoid anti-social behaviour.

For enhancing service laneways consider the following:

- Clutter-free design
- Security lighting at a height of at least 3m mounted on the walls of surrounding buildings
- Where seen from public spaces, include pedestrian lanes, use screening to hide rubbish and storage areas (2) and manage odours to minimise offensive smells

Desired Outcomes - Lanes

- Distinctive and attractive pedestrian oriented spaces defined by:
 - Arbours or similar landscaping devices to define laneways where built form is absent, for example through car parking
 - Simple, uncluttered street furniture including seating, planters, lamp stands and, where needed only, bollards
 - High quality paving with neutral natural finishes up to built edges
- Low intensity object-focussed indirect lighting is preferred
- High pedestrian use of lanes achieved by:
 - Key attractions within the lane and/or at either end such as character restaurants, cafes or bars, niche or boutique shops, art pieces and galleries
 - Widening along lanes to form small pleasant outdoor spaces for socialising, relaxing, street entertainment or eating and drinking with at least one active building edge that encourages people to pause and congregate
 - Opportunities for locating weekly markets or entertainment activities at a suitable laneway/car park confluence to raise the public profile of both the laneway and any establishing permanent activities
- Active edges to laneways for new and existing buildings achieved by
 - Opening ground level businesses onto lanes
 - Upper level activities, including apartments and offices, providing height to better enclose lanes, making them feel more intimate, as well as providing social activity and passive visual surveillance night and day
 - Avoiding entrapment spots within the lanes with poor lines of visibility preventing passive surveillance from other users and adjacent activities.
- Lanes are accessible to service vehicles where required while retaining a clear pedestrian priority bias
- Where vehicles are permitted, consider shared space treatment where the absence of street markings and signage encourages drivers to defer to pedestrians



4



5

Streets, Lanes and Open Spaces

Consider reinforcing existing desire lines



3.3 Detailing Streets & Lanes

The urban streetscape should be restrained so as to accentuate the strength of the town's landscape setting. Selection and detailing of materials should support this by:

- Focusing on local materials, with emphasis on natural colours and textures (1)
- Restricting the palette for paving and street furniture to achieve overall consistency but allow for individuality between different lanes
- Avoiding excessive visual clutter of signage, pedestrian barriers, parking poles, bollards and road markings
- Using simple, high quality, durable surfaces for the majority of the streetscapes, with detail focused on the corners and gathering spaces (6)
- Highlighting gathering places by using additional or contrasting detail
- Creating flexible spaces that give people a choice of how they interact with the space

Materials for Paving and Street Furniture

- Use large format pavers or in situ paving in large scale patterns with recessive natural colours and textures and square cut edges (6 and 7)
- Avoid visually busy and distracting patterns arising from paving units smaller than 200mm square
- Use finer detailed units in lanes than in streets and open spaces to emphasise the more intimate spaces
- Use locally sourced stone (e.g. schist) for walls and avoid wall cappings in contrasting colours and materials
- For street furniture, use familiar and practical shapes and uncomplicated, robust detail
- Minimise signage poles by combining signs and lighting on a single pole or integrating signage into paving, kerbs and street furniture
- Consider using large pieces of a single material for seating, tables, stages and art works (4)
- Consider using large dimension timber without embellishment for steps, retaining walls, paving edges and street furniture and structure (8)
- Ensure that all paving surfaces are well drained, frost proof and do not become slippery in winter. Avoid smooth finishes. Consider exposed aggregate and honed concrete finishes to expose local river gravels
- Use non-reflective (recessive) materials and avoid glare from pale materials in the sun
- Use expansion joints in concrete surfaces to create a sense of rhythm
- Focus areas and key corners may be emphasised with features of cut stone or slabs of materials that could be used as seats, tables, stages, or art work (9)





Subtle highlighting



Recessed bollard lighting



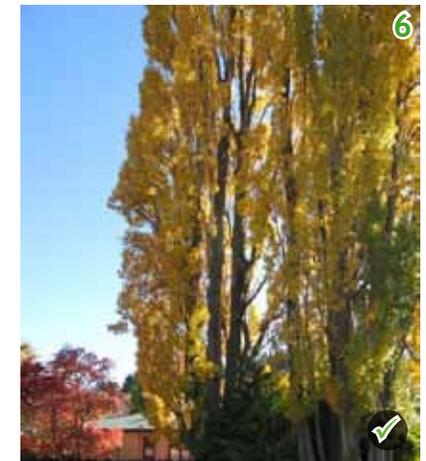
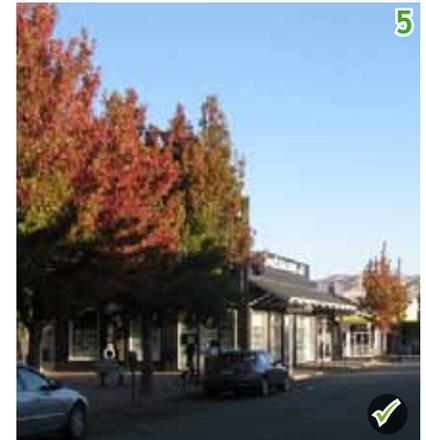
Downward facing light head

Lighting

- The style of street lighting needs to be appropriate for Wanaka and reflect concerns over light pollution impinging on the renowned night skies (1)
- Comply with the 'Southern Lights' policy
- When using bollard lighting consider visual clutter and lighting performance.
- Consider integrating lighting into walls and slab furniture details (2)
- Lighting on poles should have the light head downward facing with a flat glass face
- Light pole design and materials should be consistent, non-period specific, and with clear lines that lack ornamental details (3), so that they do not visually compete with the Wanaka basin backdrop, visible at the end of many of the streets. The poles should be recessive in colour such as natural timber or dark grey paint
- Lighting design should uphold the principles of Crime Prevention Through Environmental Design by creating sufficient levels of lighting along major pedestrian routes and public spaces, to enable passive surveillance while avoiding the glare of excessive spot lighting that creates dark danger zones elsewhere

Street Planting

- Build upon both the natural and cultural heritage, selecting from locally occurring native species and distinctive exotic species brought to the area
- Embrace the strong seasonal variation in climate (5, 6 and 7); leaf colours may help drive the landscape design and species selection
- Deciduous trees are important for the strong seasonal contrast and the ‘festival of colour’ in autumn for which Wanaka is renowned
- Street planting should be informal to loosely formal, avoiding beds of annual flower plants and focusing on permanent planting
- Shrubs and groundcovers should be predominantly plain colours. Avoid harsh flower and foliage colours, softer richer colours are more appropriate. Ensure that trees do not block important view shafts. Use deciduous trees in streets with important views to create expanded winter views. Upright forms better protect and frame viewshafts
- Locate street trees between on-street parking bays, as opposed to within the pavement
- Avoid species that drop fruit on the pavement or have brittle branching
- Do not locate planting across desire lines
- Consider hardiness of species in relation to Wanaka's climate as well as maintenance requirements and select accordingly
- Consider enlivening spaces with container plants or raised planter beds but ensure they are well maintained, especially with watering
- For hedging and free standing ‘green walls’ consider using native shrub species local to the area or ‘classic settler’ species (see table below)
- Consider using resilient groundcover planting between or in place of paving



Recommended street and lane tree species

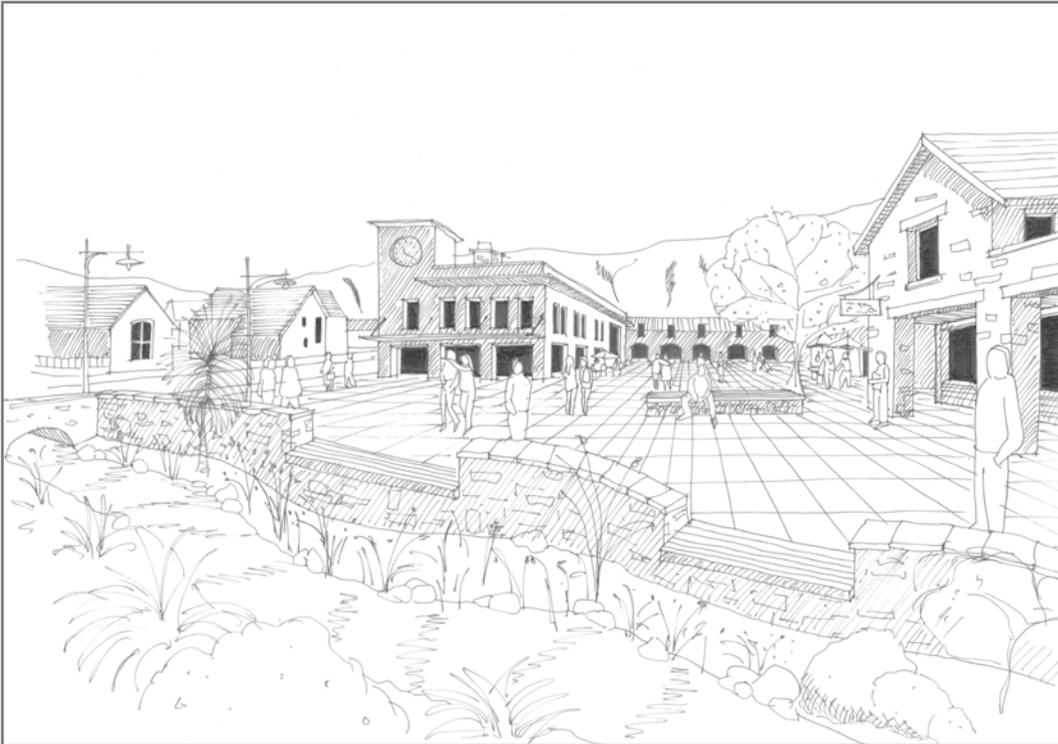
Native trees	Botanical name	Common name	Approx 10 year height	Approx height at maturity	Notes - including autumn colour
	Sophora microphylla	South Island Kowhai	5m	8m	Eco-sourced from Wanaka trees Only in selected places as drops seed pods
	Pittosporum tenuifolium	Kohuhu	6m	10m	Eco-sourced from Wanaka trees
	Metrosideros umbellata	Southern Rata	8m	10m	Only where warm and sheltered
	Pseudopanax ferox or crassifolium	Lancewood	5m	6m	
	Cordyline australis	Cabbage Tree	6m	10m	Only in selected nodal points

Deciduous trees	Botanical name	Common name	Approx 10 year height	Approx height at maturity	Notes - including autumn colour
	Acer platanoides "Autumn Red"	Norway Maple	10m	15m+	Orange red
	Acer platanoides "Columnare"	Columnar form	8m		Golden
	Carpinus betulinus "Fastigiata"	Upright Hornbeam	8m	15m	Brown
	Fraxinus velutina "Golden Glow"	Arizona Ash	8m	12m - 20m	Golden
	Fraxinus angustifolia	Desert Ash	8m		
	Fraxinus oxycarpa "Raywoodii"	Claret Ash	8m		Burgundy
	Liriodendron tulipifera "Fastigiata"	Tulip Tree	10m	15m	Golden
	Quercus "Fairlie"	Oak variety	15m	varies	Erect habit, very tidy dense form
	Quercus "Fastigiata"	Column Oak	10m		Nut brown
	Sorbus aria "Lutescens"	Whitebeam	5m	10m	
	Ulmus parvifolia "Frontier"	Chinese Elm	10m	15m	Rich burgundy
Ulmus procera "Louis van Houtte"	Golden Elm	10m		Golden	
Liquidamber cultivars: "Palo Alto" "Richared" "Worplesdon"	Sweet Gum	8m	20m	Orange/red/burgundy Shelter from wind	
Pyrus calleryana	Ornamental Pear	6m	15m	Burgundy/red/green	

Recommended street and lane tree species - *continued*

Evergreen trees	Botanical name	Common name	Approx 10 year height	Approx height at maturity
	Magnolia grandiflora "Blanchard"	Evergreen Magnolia	10m	15m+
	Olea europea	Olive Tree	8m	12m+

Hedge species	Botanical name	Common name	Notes
	Corokia cotoneaster	Korokio	
	Coprosma crassifolia	Coprosma	
	Coprosma intertexta	Coprosma	
	Pittosporum tenuifolium	Kohuhu	
	Sophora prostrata	Prostrate or dwarf Kowhai	
	Escallonia	Escallonia	
	Elaeagnus x ebbingei	Silverberry	
	Choisya temata	Mexican Orange Blossom	
	Pyracantha	Firethorn	
	Carpinus betulinus	Hornbeam	
	Rosmarinus officinalis	Upright Rosemary	
	Osmanthus delaveyii	Osmanthus	
	Prunus lusitanica	Portugese Laurel	
	Banksia Rose	Banksia Rose	thornless, cream flowers



Sketch of future civic space alongside Bullock Creek

3.4 Future Civic Space

The Wanaka Town Centre Strategy identified a long term need for a centrally located civic open space to create a more sheltered, enclosed forum for community activities than is provided for on either the lakeside reserve or Pembroke Park. A number of potential locations were identified around the centre of Wanaka in the general vicinity of Bullock Creek.

Guidelines for the creation of such a future civic place:

- Line edges with buildings that present active edges to the open space (1) and provide for occupation of the edges by enabling such commercial activities as boutique scale shops and cafés.
- Focus on walkability by connecting the space to the existing pedestrian and cycling network
- If car parking has to be provided, locate it on the fringes of this space. This avoids fragmentation and maximises the useable space for events, gatherings, markets etc
- Prioritise high exposure to direct sunlight, and shelter from prevailing winds. A microclimate/solar access study should be developed to identify areas with a good microclimate at key times of the year

3.5 Lakefront

The relationship of the town centre to the lake is fundamental to the character of Wanaka. The Wanaka Town Centre Strategy identified the following three factors that undermine the connection of the town centre and the lakefront:

- The physical and visual separation of the lake by Ardmore Street
- The lake frontage is dominated by car parking and vehicle access space
- Vegetation planted along the lakeside obscures views from the town centre and presents night time safety issues

In order to address these fundamental issues it is important to take a comprehensive approach to lakefront design in order that each time improvements are made, they become positive steps towards achieving the wider vision.

Desired Outcomes - Character

- Create a simple but engaging and lively environment
- The lake, the gravel beach, the grassy foreshore and the mountain backdrop are the dominant elements - all other elements are subservient to these elements
- Develop a relaxed, informal and more natural than structured character
- Use enduring, place-specific design with strong references to the lake setting
 - heavy timbers typical of jetties
 - timber decks with bollards
 - typical lake edge plant species
 - beach gravel surfacing
 - art sculpture on lake theme
 - strong function as a swimming/water-sports beach in summer
 - passive viewing and promenading in winter
- Embrace the fluctuating lake levels and flooding potential



Lakefront car parking



Lakefront planting



Desired Outcomes - Configuration

- Provide for relaxing, eating/picnicking, viewing and recreational activity especially swimming and water sports (informal grass and beach areas, constructed elements such as platforms and decks, seating tables)
- Accommodate commercial waterfront activities (e.g. kayak hire)
- Minimise parking especially buses and campervans - parking areas should appear attractive and seamless with surroundings when not occupied
- Provide cycle parking
- Prioritise visual and physical connections along entire lake edge of urban centre, acknowledging key views to lake and desire lines e.g. from main outdoor seating areas
- Strengthen visual axis down Helwick Street to the lake with consideration given to a jetty extension
- Create a continuous pedestrian and cycle path along the lakefront
- Integrate toilet block and the Dinosaur Park into any future design
- Incorporate performance and stage areas
- All key features should be located according to a legible and logical overall structure, related to key view shafts and main paths of movement

Desired Outcomes - Surfacing

- Provide large natural areas of grass and gravel beach for lying and sitting on facing the lake
- Make paths from compacted gravel or exposed aggregate concrete, following informal relaxed alignments along natural desire lines, with variable widths
- Design hard surfaces of exposed aggregate concrete or hoggin using local gravel
- Consider stone and timber inserts as borders
- Elevate timber decking, especially linked to jetties (using only sustainably grown or recycled timber)
- Consider permeable surfacing for parking areas



Exposed aggregate path



Elevated timber deck



Lakefront bollard



Lakefront light



Path edge details





Simple design using natural materials



Interactive art

Desired Outcomes - Site furniture

- All furniture should be durable and of simple design using predominantly natural materials, reflecting an active lake setting (1)
- Focus on flexibility and multi-use of site elements, to suit uses over time
- Consider providing interactive or static art pieces that relate to the dynamic nature of the lake (2)

Desired Outcomes - Planting

- Use kowhai as the key native lakefront tree and the weeping willow or golden willow as exotic species
- Avoid planting over desire lines
- Planting should generally be below 1 metre or clear trunked to 2.5 metre to avoid blocking views of lake
- Use suggested species for planting areas are in the table opposite
- Native species should be grown from locally sourced and grown plant stock

A selected palette of species should be used across the entire lakefront area to strengthen the integrity of the lakefront

Recommended lakefront species

Native trees	Botanical name	Common name	Approx 10 year height	Approx height at maturity	Notes
	Sophora microphylla	Kowhai	5m	8m	Eco-sourced from Wanaka trees
	Cordyline australis	Cabbage Tree	6m	10m	Only in selected nodal points
	Pseudopanax ferox or crassifolium	Lancewood	5m	6m	
	Nothofagus menziesii	Silver Beech	8m	20m+	
	Nothofagus solandri var. cliffortioides	Mountain Beech	8m	20m+	
	Pittosporum tenuifolium	Kohuhu	6m	10m	Only where warm and sheltered
	Metrosideros umbellata	Southern Rata	8m	10m	Eco-sourced from Wanaka trees
	Griselinia littoralis	Broadleaf	8m	12m	

Deciduous trees	Botanical name	Common name	Approx 10 year height	Approx height at maturity	Autumn colour
	Salix babylonica	Weeping Willow	10m	12m	Gold/orange
	Salix chrysocoma	Golden Weeping Willow	10m	10m+	Golden
	Acer platanoides "Autumn Red"	Norway Maple	10m	15m+	Orange/red
	Cotinus obovatus	Smoke Tree	6m	10m	Orange/red/purple
	Fraxinus oxycarpa "Raywoodii"	Claret Ash	8m	20m	Burgundy
	Fraxinus velutina	Arizona Ash	8m	10m	Golden

Evergreen trees	Botanical name	Common name	Approx 10 year height	Approx height at maturity	
	Azara microphylla	Vanilla Tree	6m	6m	Fragrant cream flowers
	Maytenus boaria	Chilean Mayten	6m	8m	



3.6 Bullock Creek

Bullock Creek (1) is a well preserved natural stream that runs through the town centre between Brownston and Ardmore Streets. A culvert takes it under Ardmore before it emerges in the lakefront reserve where it extends to its outlet north of the Dinosaur Park Playground. Its margins form a meandering green corridor through the middle of the town.

Desired Outcomes - Character

- Retain the natural character as the dominant feature
- Choose predominantly native vegetation but allow selected exotic species (mainly trees)



Desired Outcomes - Configuration

- Retain and enhance the stream as a feature within a generous naturalistic corridor
- Maintain pedestrian/cycle access with, varied distance from water for interest and to encourage interaction with the stream edge
- Provide places for natural enjoyment (grassy areas, rocks to sit on and seats oriented to the water)
- Promote access to the water edge by shelving gravel, grassy surfaces, timber decking or rocks/stepping stones
- Retain timber bridge crossings
- Orient adjacent built development to visually interact with stream corridor, avoiding barriers and separation (2)

Desired Outcomes - Surfacing

- Use primarily compacted local gravel (3) with exposed local aggregate concrete only where required
- Use timber decking in appropriate places
- Provide some grass areas

Desired Outcomes - Site furniture

- Utilise simple, robust, enduring elements made of predominantly natural materials, related to the lakefront elements
- Search out opportunities for art to enhance the nature of the place

Desired Outcomes - Planting

- Use predominantly local native species with an emphasis on enhancing biodiversity and protecting water and habitat quality, and providing a green link for birds and insects (see table below)
- Plant selected exotic deciduous trees to complement natives, especially for autumn and winter colour and interest and for bird fodder



Compacted local gravel path

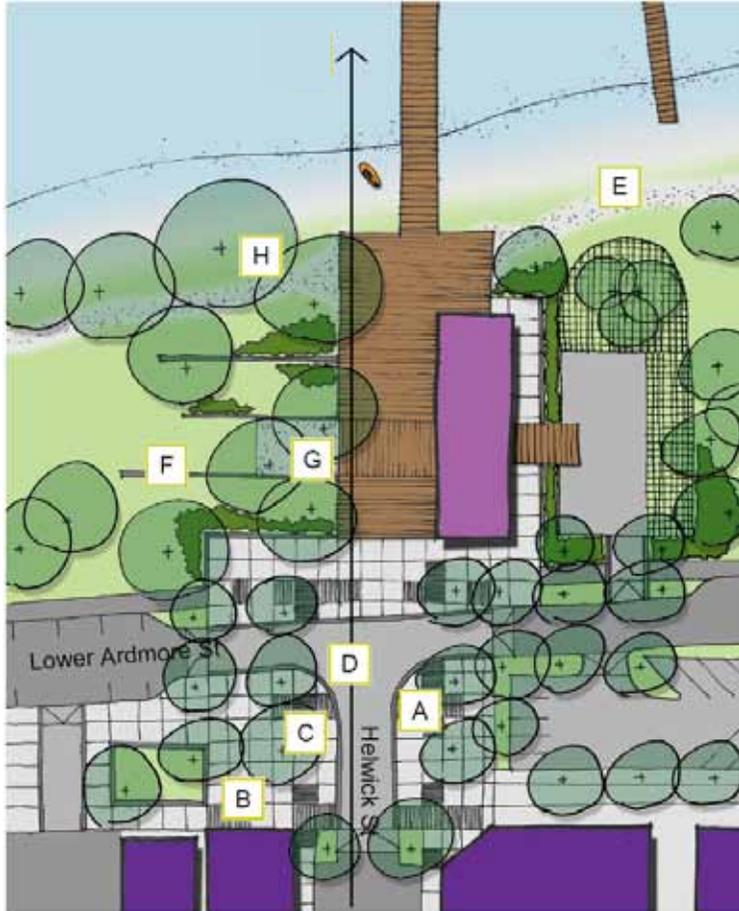
Recommended Bullock Creek species

Native trees	Botanical name	Common name	Approx 10 year height	Approx height at maturity	Notes - including autumn colour
	Nothofagus species	NZ Beech	8m	20m+	
	Hoheria angustifolia	Lacebark	6m	8m	
	Hoheria lyallii	Mountain Ribbonwood	4m	6m	
	Sophora microphylla	Kowhai	5m	6m	
	Podocarpus hallii	Halls Totara	10m	15m	
	Prumnopitys taxifolia	Matai	8m	15m	
	Cordyline australis	Cabbage Tree	6m	10m	
	Pseudopanax ferox or crassifolium	Lancewood	5m	6m	
	Carpodetus serratus	Marble Leaf	6m	10m	Eco-sourced from Wanaka trees Only in sheltered partly shaded sites
	Metrosideros umbellata	Southern Rata	8m	10m	Only where warm and sheltered
	Fuchsia excorticata	Tree Fuchsia	8m	8m	Requires shade and moisture
	Pittosporum tenuifolium	Kohuhu	6m	10m	
Myrsine divaricata	Weeping Mapou	6m	6m		

Recommended Bullock Creek species - *continued*

	Botanical name	Common name	Approx 10 year height	Approx height at maturity	Notes - including autumn colour
Deciduous trees	Acer species	Maple	8-12m	varies	
	Cornus spp.	Dogwoods	6-10m	varies	
	Malus spp.	Crabapples	4-6m	varies	
	Sorbus spp.	Rowans	6-8m	varies	
	Prunus sp.	Flowering Cherries	4-8m	varies	White flowering only
	Cotinus coggyria	Smoke Bush	6m	10m	
	Populus nigra 'Italica'	Italian Poplar	10m+	25m	
	Fagus sylvatica	English Beech	8m	15m	
	Liriodendron tulipifera	Tulip Tree	10m	15m	
	Nyssa sylvatica	Tupelo or Sour gum	8m	15m	
	Taxodium distichum	Swamp Cypress	10m	20m+	
	Quercus species	Oak	8-12m	varies	
	Betula spp.	Birch	8-12m	varies	
	Amelanchier canadensis	Shadbush	4m	6m	

Streets, Lanes and Open Spaces



Concept plan for Ardmore, Helwick, lakefront junction

3.7 Summarising the Design Approach

Diagram 1 depicts a design approach to the streetscape and lake edge landscape around the intersection of Lower Ardmore and Helwick Streets, applying the guidelines. The diagram builds on Council's design concept, produced in the Ardmore Brownston Project.

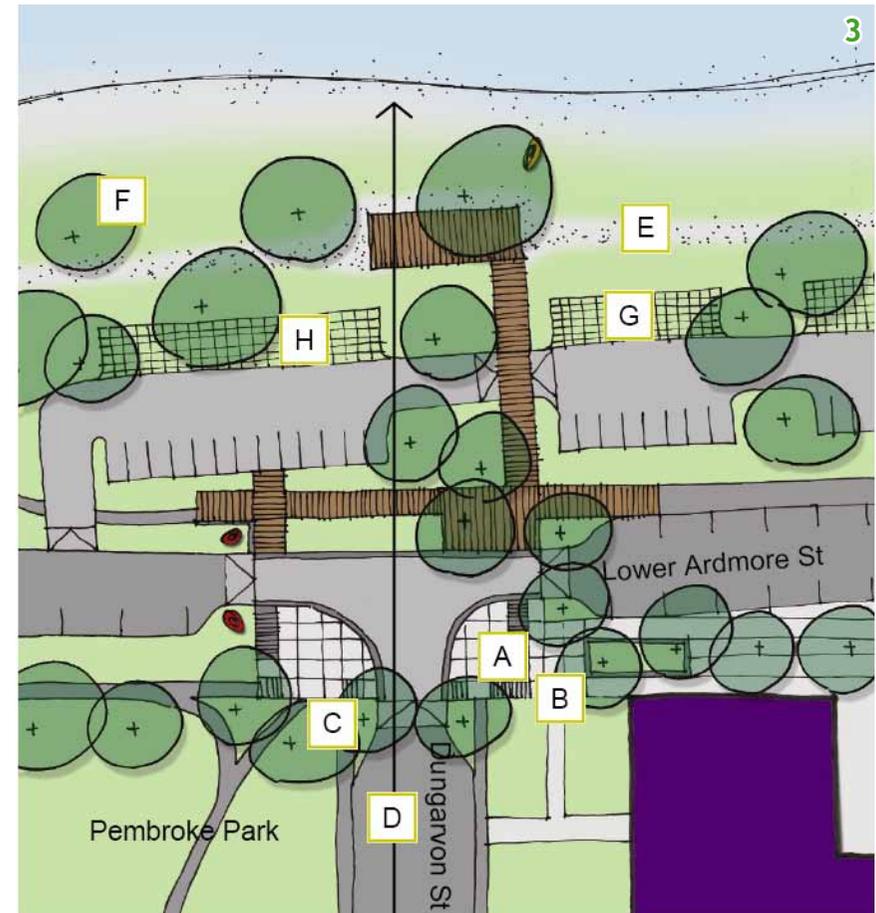
Key features include:

- A) Details in surface and material selection are used to highlight corners and key areas.
- B) Simple large scale surface and materials underpin the design
- C) Planting frames view shafts, sets up lake connection and enhances biodiversity
- D) The design opens an unobstructed view shaft to the lake
- E) Informal path with no edge conveys informality
- F) Heavy scale materials consistent with the natural environment frame the planting
- G) Flexible landscape areas encourage people to form their own use patterns
- H) Planting (mainly trees) enhances microclimate and deflects wind

Diagram 3 depicts a design approach to the streetscape and lake edge landscape around the intersection of Lower Ardmore and Dungarvon Streets, applying the guideline as described.

Key features include:

- A) Details in surface and material selection highlight corners and key areas.
- B) Simple large scale surface and materials underpin the design
- C) Planting frames view shafts, sets up lake connection, and enhances biodiversity
- D) The design opens an unobstructed view shaft to the lake
- E) Informal path with no edge conveys informality
- F) Planting (mainly trees) enhances microclimate and deflects wind
- G) Grass pavers visually reduce the size of the carpark without reducing their capacity.
- H) Permeable surface parking soaks up rainwater and decreases area of hard surfacing



Concept plan for Ardmore, Dungarvon, lakefront junction

3.8 Palette of Materials - Streets & Lanes

Footpaths and surfacing					
Description	Honed aggregate concrete pavers large dimension	Exposed aggregate concrete pavers - finer detail for key locations	Exposed aggregate concrete	Hoggin	Asphalt with exposed aggregate concrete, stone or timber inlays
Location	Ardmore Street Helwick Street	Highlight areas High pedestrian volume corners	Other streets Pedestrian only lanes	Proposed paths/lanes Upper Ardmore to Dunmore Street	Lanes with vehicular access

Street furniture					
Description	Timber bollard	Standard rubbish bin	Bike stand	Signage poles Deep grey finish	Signage stencilled onto parking lines
Location	All locations	All locations	All locations	To replace all white poles	To replace parking signs on poles

Street & Lanes *continued*

Seating					
Description	Slabs of single materials (timber, stone or concrete)	Grouped slabs (timber, stone or concrete)	Standard proprietary seats	Simple robust furniture	Seat detail
Location	As required	Key amenity areas	As required	As required	As required

Light poles					
Description	Wilson pole	Helwick pole	Octagonal steel section	Existing wooden power utility	Recessed bollard light
Location	Town centre standard	Helwick Street	Phase out	Phase out	Lanes

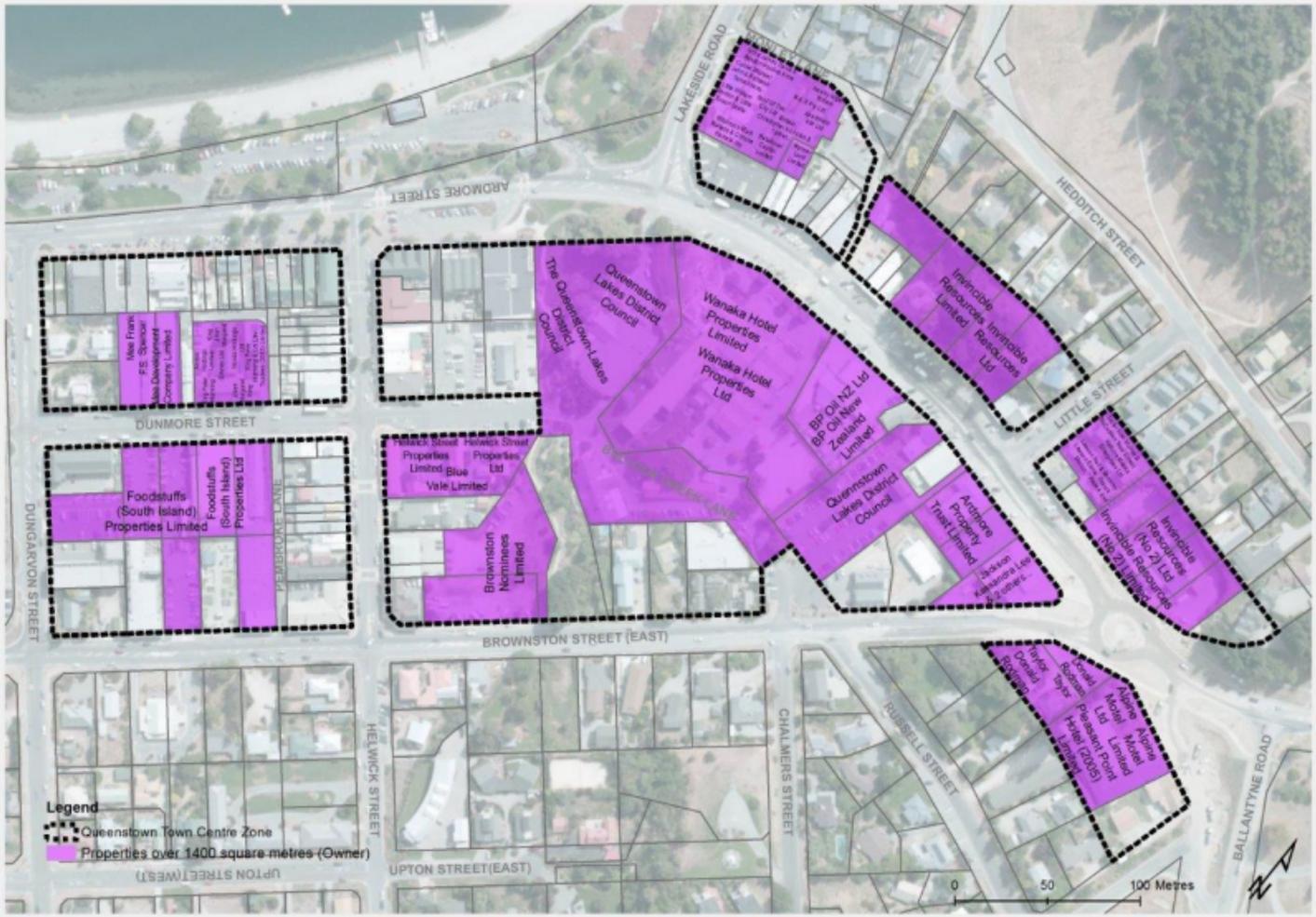
3.9 Palette of Materials - Lakefront & Bullock Creek

Hard Surfaces				
Description	Exposed aggregate concrete	Hoggin/compacted limestone	Gravel paths	Grass pavers for parking
Location	High traffic volume paths - along road edge	Other paths - lakefront and Bullock Creek	Bullock Creek and lakefront	Lakefront
Furniture for all lakefront and Bullock Creek locations				
Description	Wilson pole	Timber	Standard beach seat	Standard park seat
Furniture continued				
Description	Standard rubbish bin	Bike stand	Standard lake bollard	Bollard seat



QUEENSTOWN
LAKES DISTRICT
COUNCIL

Appendix 6. Maps showing all titles and landholdings greater than 1400m².



Legend

- Queenstown Town Centre Zone
- Properties over 1400 square metres (Owner)

UPTON STREET (WEST)

DUNMORE STREET

BROWNSTON STREET (EAST)

ARDMORE STREET

LAKESIDE ROAD

HEDDITCH STREET

LITTLE STREET

DUNGARVON STREET

MEMORIAL LAKE

HELVICK STREET

CHALMERS STREET

RUSSELL STREET

BALLANTYNE ROAD

0 50 100 Metres

Site Frank
2100-2200
Site Development
Company Limited

Site 1
2200-2300
Site Development
Company Limited

Foodstuffs
(South Island)
Properties Limited

Foodstuffs
(South Island)
Properties Ltd

Properties
Limited Blue
Vale Limited

Properties
Ltd
Vale Limited

Brownston
Nominees
Limited

The Queenstown-Lakes
District
Council

Queenstown
Lakes District
Council

Wanaka Hotel
Properties
Limited

Wanaka Hotel
Properties
Ltd

BP Oil NZ Ltd
BP Oil (New
Zealand)
Limited

Queenstown
Lakes District
Council

Antipora
Property
Trust Limited

Antipora
Property
Trust Ltd

Invercable
Resources
(No 2) Limited

Invercable
Resources
(No 2) Limited

Alpine
Alpine
Hotel Limited
Presland Point
Hotel (2005)
Limited

Alpine
Alpine
Hotel Limited
Presland Point
Hotel (2005)
Limited