

19A Three Parks Commercial

19A.1 Purpose

The primary purpose of the Three Parks Commercial Zone is to provide an urban centre which enables large format retail activities. Limited smaller scale retail activities are also provided for, which recognises the function these activities play in Wānaka Town Centre which is Wānaka's key retail and business centre.

The large format retail in the Zone is to be provided in a way that still positively contributes to good urban design, including the interface with the adjoining Business Mixed Use Zone that is intended to provide a higher quality urban design outcome and main street focus for Three Parks.

The Zone is to be easily accessible by public transport, cycling or walking and connected to the wider Three Parks area which comprises the Wānaka Recreation Centre, schools, business and industrial land and extensive areas of low and medium density residential neighbourhoods.

19A.2 Objectives and Policies

19A.2.1 Objective - Large format retail and a limited amount of smaller scale retail activities meet the needs of the community in a way that complements the function of the Wānaka Town Centre.

Policies

19A.2.1.1 Provide for large format retail that supports and complements the role and function of the Wānaka Town Centre as Wānaka's key commercial, civic and cultural centre.

19A.2.1.2 Restrict the establishment of individual retail activities which occupy less than 500m² of GFA, recognising that these activities are provided for in the Wānaka Town Centre Zone and the Business Mixed Use Zone.

19A.2.1.3 Restrict residential and visitor accommodation developments that could undermine the local service function of the Three Parks Commercial centre.

19A.2.1.4 Avoid activities that cause noxious effects or that would limit opportunities to realise or maintain large format retail activities.

19A.2.1.5 Ensure individual retail activities which occupy less than 500m² of GFA do not compromise the viability of the Zone, and support its key function, which is to provide for large format retail activities.

19A.2.2 Objective – A high quality urban centre with a strong sense of place.

Policies

19A.2.2.1 Encourage high quality well-designed buildings that individually and collectively contribute to a high quality urban area.

19A.2.2.2 Ensure that development is people-orientated through the creation of shared spaces.

19A.2.2.3 Ensure that building designs contribute positively to the visual quality, vitality, safety and interest of streets and public spaces by providing active and articulated building frontages, avoid

expanses of blank wall fronting public spaces and reduce adverse visual effects of large format retail buildings.

- 19A.2.2.4 Incorporate design treatments to the form, colour or texture of buildings to add variety, moderate their scale and provide visual interest from a range of distances.
- 19A.2.2.5 Recognise the important contribution that sunny open spaces, footpaths and pedestrian spaces make to the vibrancy and prosperity of the Zone.
- 19A.2.2.6 Avoid parking forecourts that dominate street frontages and encourage site layout that supports pedestrian safety and enables buildings to address the street.
- 19A.2.2.7 Minimise opportunities for anti-social behaviour through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of streetscapes, car parking areas, public and semi-public spaces, accessways/pedestrian links/lanes, and landscaping.
- 19A.2.2.8 Ensure the location and direction of lighting does not cause significant glare to other properties, roads and public places and promote lighting design that mitigates adverse effects on views of the night sky and provides a safe and well-lit environment for pedestrians.
- 19A.2.2.9 Ensure that outdoor storage areas are appropriately located and screened to limit any adverse effects on public places and adjoining zones.

19A.3 Other Provisions and Rules

19A.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes and Rural Character
25 Earthworks	26 Historic Heritage	27 Subdivision and Development
28 Natural Hazards	29 Transport	30 Energy and Utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation and Biodiversity
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	38 Open Space and Recreation Zones	39 Wāhi Tūpuna
District Plan web mapping application		

19A.3.2 Interpreting and Applying the Rules

- 19A.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules, otherwise a resource consent will be required.
- 19A.3.2.2 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.
- 19A.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.
- 19A.3.2.4 For controlled and restricted discretionary activities, the Council shall restrict the exercise of its control or discretion to the matters listed in the rule.
- 19A.3.2.5 The following abbreviations are used within this Chapter.

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

- 19A.3.2.6 Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ('NZECP34:2001') is mandatory under the Electricity Act 1992. All activities, such as buildings, earthworks and conductive fences regulated by NZECP34:2001, including any activities that are otherwise permitted by the District Plan must comply with this legislation. Chapter 30 Energy and Utilities part 30.3.2.c has additional information in relation to activities and obligations under NZECP34:2201.

19A.4 Rules – Activities

	Table 19A.4 – Activities located in the Three Parks Commercial Zone	Activity Status
19A.4.1	Large Format Retail	P
19A.4.2	Commercial activities not otherwise provided for in this Table	P
19A.4.3	Trade Supplier activities	P
19A.4.4	<p>Buildings</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. building materials; b. glazing treatment; c. design treatment; d. signage platform; e. lighting; 	RD

	Table 19A.4 – Activities located in the Three Parks Commercial Zone	Activity Status
	<ul style="list-style-type: none"> f. the ability to service the building(s), in terms of roading, water supply, stormwater and wastewater; g. location of storage; h. landscaping; and i. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road or the subject site any adverse effects on that infrastructure. 	
19A.4.5	<p>Licensed Premises</p> <p>Premises licensed for the consumption of alcohol on the premises between the hours of 11pm and 7am. This rule shall not apply to the sale and supply of alcohol:</p> <ul style="list-style-type: none"> a. to any person who is residing (permanently or temporarily) on the premises; and/or b. to any person who is present on the premises for the purpose of dining up until 12am. <p>Discretion is restricted to consideration of the following:</p> <ul style="list-style-type: none"> a. the scale of the activity; b. car parking and traffic generation; c. effects on amenity (including that of adjoining zones and public reserves); d. the configuration of activities within the building and site (e.g. outdoor seating, entrances); e. noise issues; and f. hours of operation. 	RD
19A.4.6	Individual retail activities which occupy less than 500m ² of GFA	D
19A.4.7	Educational facilities	D
19A.4.8	Industrial activities and service activities	NC
19A.4.9	Service Stations	NC
19A.4.10	Residential activities	NC
19A.4.11	Visitor accommodation	NC

	Table 19A.4 – Activities located in the Three Parks Commercial Zone	Activity Status
19A.4.12	Activities which are not listed within this table	NC
19A.4.13	Fish or meat processing (except if ancillary to any retail activity including restaurants)	PR
19A.4.14	Mining	PR
19A.4.15	Cemeteries and crematoria	PR
19A.4.16	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building	PR

19A.5 Rules – Standards

	Table 19A.5 – Standards for activities located in the Three Parks Commercial Zone	Non-compliance status
19A.5.1	<p>Setbacks and sunlight access – sites adjoining a residential zone</p> <p>19A.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>19A.5.1.2 Where a site adjoins a Residential Zone or public place, except roads, all buildings shall be set back not less than 4.5m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. 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.</p>
19A.5.2	<p>Storage</p> <p>Outdoor storage and storage of waste and recycling shall be screened from public areas and adjoining zones.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. the effects on visual amenity;</p> <p>b. the location relative to the public realm and adjoining zones;</p> <p>c. consistency with the character of the locality; and</p>

	Table 19A.5 – Standards for activities located in the Three Parks Commercial Zone	Non-compliance status
		d. whether pedestrian and vehicle access is compromised.
19A.5.3	<p>Glare</p> <p>19A.5.3.1 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 amenity of adjoining sites, the safety of the road network, and on the night sky.</p> <p>19A.5.3.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property.</p> <p>19A.5.3.3 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>RD</p> <p>Discretion is restricted to:</p> <p>a. effects of lighting and glare on the amenity values of adjoining sites, the safety of the road network and the night sky.</p>
19A.5.4	<p>Maximum building height</p> <p>19A.5.4.1 Maximum building height of 15m; and</p> <p>19A.5.4.2 No greater than 3 storeys.</p>	NC
19A.5.5	<p>Building coverage</p> <p>The maximum building coverage for all activities within any site shall be 90%.</p>	NC

19A.6 Non-Notification of Applications

19A.6.1 The following Restricted Discretionary activities shall not require the written approval of other persons and shall not be notified or limit-notified:

Rule 19A.4.4 Buildings.

19A.6.2 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:

Rule 19A.5.1 Setbacks and sunlight access – sites adjoining another zone.

19A.6.3 In relation to the electricity distribution network and where Rule 19A.4.4.(i) is relevant, the Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of Resource Management Act 1991.

Variations to the Proposed District Plan

Key:

Underlined text for additions and ~~strike through~~ text for deletions

Consequential Amendment to Chapter 7 – Lower Density Suburban Residential

	Standards for activities located in the Lower Density Suburban Residential Zone	Non-compliance status
<u>7.5.X</u>	<p><u>A building or structure located within the Wanaka Substation Building Restriction Area as shown on the District Plan web mapping application and Three Parks Structure Plan (27.13.12).</u></p> <p><u>The Building Restriction Area and this standard only apply until 20 September 2024.</u></p> <p><u>Advice note: Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Act.</u></p>	<u>NC</u>

Variation to Chapter 9 - High Density Residential

9.1 Zone Purpose

...

[Insert at the third paragraph]

The High Density Residential Zone at Three Parks Wānaka provides for a distinctive urban character at the entranceway to Wanaka through taller buildings and landscaped areas adjacent to State Highway 84.

[Add the following objective and policy]

9.2.9 Objective – The High Density Residential Zone at Three Parks Wānaka contributes to a quality environment at the entranceway to Wānaka.

Policies

9.2.9.1 Avoid buildings within the Building Restriction Area so as to:

- a. minimise adverse effects of road noise on residential amenity; and
- b. ensure the land adjacent to State Highway 84 be landscaped so as to provide a high amenity sense of arrival into Wānaka.

	Standards for activities located in the High Density Residential Zone	Non-compliance status
9.5.2	<p>Building Height – Flat Sites in Wānaka</p> <p>9.5.2.1 A height of 8m except where specified in Rule 9.5.2.2 <u>and 9.5.2.3.</u></p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. building design and appearance, including roof form articulation and the avoidance of large, monolithic building forms; b. building dominance and sunlight access relative to neighbouring properties and public spaces including roads; c. how the design advances housing diversity and promotes sustainability either through construction methods, design or function; d. privacy for occupants of the subject site and neighbouring sites; e. effects on significant public views, in particular from Lismore Park (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan); and

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	<p>9.5.2.3 <u>In Three Parks Wānaka the maximum building height shall be 12m.</u></p>	<p>f. the positive effects of enabling additional development intensity within close proximity to town centres.</p> <p><u>D</u></p>

Variation to Chapter 16 - Business Mixed Use

Policy

16.2.1.4 For sites adjoining Gorge Road in Queenstown and Sir Tim Wallis Drive in Three Parks Wānaka, discourage the establishment of high density residential and visitor accommodation activities at ground floor level, except where commercial and/or business activities continue to have primacy at the interface with the street.

Rule 16.5.3 Residential and visitor accommodation activities - RD

All residential activities and visitor accommodation;

16.5.3.1 on sites adjoining Gorge Road in Queenstown located within 10m of the boundary adjoining Gorge Road, or

16.5.3.2 on sites adjoining Sir Tim Wallis Drive in Three Parks Wānaka located within 10m of the boundary adjoining Sir Tim Wallis Drive;

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.

Variation to Chapter 25 - Earthworks

25.5.5	<u>Three Parks Commercial and Three Parks Business</u>	500m ³
--------	--	-------------------

Variation to Chapter 27 - Subdivision and Development

27.3 Location – specific objectives and policies

[Add the following objective and seven policies]

Three Parks Wānaka (defined by the extent of the Three Parks Structure Plan – 27.13.9)

27.3.15 Objective –Subdivision of Three Parks Wānaka is consistent with the Three Parks Structure Plan and achieves integrated development.

Policies

27.3.15.1 Ensure the provision of open spaces that are suitable for the whole community and that are located in safe and accessible areas.

27.3.15.2 Protect the character and amenity of the entrance to Wānaka through a Building Restriction Area along SH84 .

27.3.15.3 Require integration of the Building Restriction Areas for developments within the High Density Residential Zone in Three Parks Wānaka and require high quality landscaping as part of development.

27.3.15.4 Develop an interconnected network of streets, footpaths, walkways and open space linkages that facilitate a safe, attractive and pleasant walking, cycling and driving environment.

27.3.15.5 Require the Three Parks Commercial Zone to include a public square that is greater than 900m².

27.3.15.6 Recognise that relocation of fixed or collector roads may significantly affect the integrity of the Three Parks Structure Plan and any relocation should be restricted to;

- a. no greater than 20m for any fixed road shown on the Three Parks Structure Plan; and
- b. no more than 50m from any collector road location shown on the Three Parks Structure Plan.

27.3.15.7 Encourage subdivision design to ensure that sites front the road and restrict the creation of rear sites as follows;

- a. no rear sites within a Medium Density Residential Zone contained within the Three Parks Structure Plan; and
- b. no greater than 10% rear sites within all other zones within the Three Parks Structure Plan.

27.6 Rules – Standards for Minimum Lot Areas

Zone		Minimum Lot area
<u>Three Parks Commercial</u>		<u>No minimum</u>
<u>Three Parks Business</u>		<u>No minimum</u>
<u>High Density Residential – Three Parks Wānaka</u>		<u>No minimum</u>

27.7 Zone – Location Specific Rules

[Add the following four rules]

	Zone and Location Specific Rules	Activity Status
27.7.17.1	<p>Three Parks Wānaka</p> <p>In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision consistent with the principal roading layout depicted in the Three Parks Structure Plan shown in part 27.13.9, the following shall be additional matters of control:</p> <ol style="list-style-type: none"> a. roading layout; b. the provision and location of walkways and the green network; and c. the integrated approach to landscaping of the building restriction areas. <p>Note: for the western fixed road, two options are shown on the structure plan. Only either A or B is required to be constructed, not both.</p>	<u>C</u>
27.7.17.2	Any subdivision within the Three Parks High Density Residential zone.	D
27.7.17.3	<p>Any subdivision that does not comply with the Three Parks Structure Plan located in Section 27.13.9</p> <p>For the purposes of this rule:</p> <ol style="list-style-type: none"> a. any fixed connections (road intersections) shown on the Structure Plan may be moved no more than 20 metres; b. any fixed roads shown on the Structure Plan may be moved no more than 50 metres in any direction; c. the boundaries of any fixed open spaces shown on the Structure Plan may be moved up to 5 metres; and d. for the western fixed road, only either A or B is required to be constructed, not both. 	NC
27.7.17.4	At Three Parks Wānaka no more than 10% of sites created shall be rear sites; except that; in the Medium Density Residential Zone at Three Parks Wānaka no rear sites shall be created.	NC

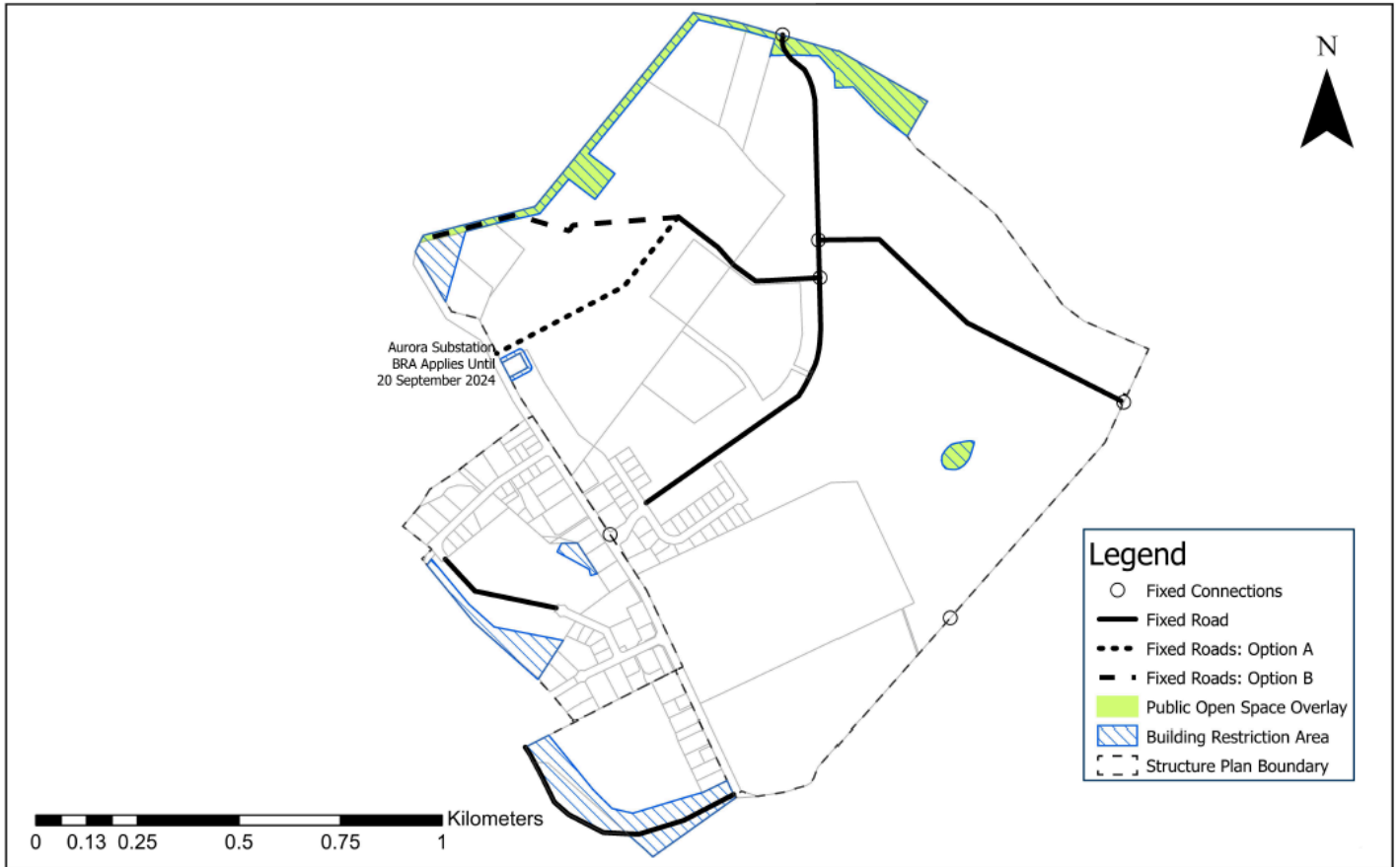
27.13 Structure Plans

[Add the following Structure Plan]

27.13.9 Three Parks Structure Plan

Three Parks Structure Plan

Layout of Roads, Connections and Building Restriction Areas



Variation to Chapter 31 - Signs

Table 31.6 – Activity Status of Signs in Commercial Areas

[Add to end column] - **Business Mixed Use Zone, Three Parks Commercial Zone and Three Parks Business Zone**

Consequential Amendment to Chapter 30 – Energy and Utilities

30.5 Utility Rules

30.5.6	Telecommunications, radio communication, navigation or meteorological communication activities	Activity Status
30.5.6.6	<p>Poles</p> <p>With a maximum height greater than:</p> <ol style="list-style-type: none"> a. 18m in the High Density Residential (Queenstown – Flat Sites), Queenstown Town Centre, Wanaka Town Centre (Wanaka Height Precinct) or Airport Zones; b. 25m in the Rural Zone; c. 15m in the Business Mixed Use Zone (Queenstown); d. 13m in the Local Shopping Centre, Business Mixed Use (Wanaka and Three Parks) or Jacks Point zones; e. <u>18m in the Three Parks Commercial Zone provided that:</u> <ul style="list-style-type: none"> • <u>Standard 19A.5.1 is complied with;</u> f. 11m in any other zone; and g. 8m in any identified Outstanding Natural Landscape. <p>Where located in the Rural Zone within the Outstanding Natural Landscape or Rural Character Landscape, poles must be finished in colours with a light reflectance value of less than 16%.</p>	P