

2011

# The Wanaka High Density Residential Zone Monitoring Report



Policy and Planning  
Queenstown Lakes District Council  
September 2011

## Executive Summary

This monitoring report has been formulated to outline the current state of the High Density Residential (HDR) zone in Wanaka based on factual data relating to consented development. Potential resource management issues that are affecting the zone are identified and issues that need specific attention during the District Plan review are highlighted for consideration.

Resource management issues for the zone are articulated below as questions and answers:

**1. *To what extent has the intended predominantly high density residential character and amenity been achieved in the zone?***

We found that almost half the developments occurring within this zone were of a density better suited to the Low Density Residential (LDR) zones. More investigation is needed into how more high density can be achieved in the zone

**2. *Is the integrity of the zone being challenged through either the scale of development occurring, or a proliferation of non-residential uses?***

The dominant use in these high density areas is residential as no change in use consents have been applied for. The only recent consent for a commercial activity was in relation to a pre-existing commercial activity which needed a non-complying resource consent for a new sign.

**3. *Are the objectives, policies and rules in the District Plan effective in achieving the desired outcomes for the Wanaka High Density Residential zones?***

In some respects the objectives, policies and rules are effective, but in other respects they are not.

The desired outcomes outlined in the plan for the zone are unclear and are not specific to the high density zone. There are some instances where objectives lack clarity and policies conflict with rules. The lack of clear separation between low and high density provisions can also cause confusion. These areas of potential confusion and conflict should be addressed through the District Plan review. Another matter that may need to be addressed is the definition of terms relating to design and residential amenity. If the terminology used lacks clarity then desired outcomes may not be achieved.

### **Recommendations:**

The District Plan Review should address the following:

- The objectives and policies relating to Wanaka that are inappropriate for the HDR zone or create conflicts should be revisited to ensure greater clarity.
- Ensure clear linkages between the policies and rules to ensure that unanticipated results are appropriately avoided.
- The purpose of the HDR zone and what it, and each corresponding subzone, is trying to achieve should be clearly stated to ensure that the issues, objectives, rules and policies clearly reflect this purpose.

## Introduction

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The focus of this monitoring report is whether the District Plan ('the Plan') objectives and policies are being achieved in the high density residential (HDR) zones of Wanaka.

The most recent monitoring report for these zones was dated 2 April 2009 as reported to the Strategy Committee of Council. It focused primarily on the issue of visitor accommodation locating in the HDR zones across Queenstown and Wanaka. This report is distinct from the monitoring reports on the residential zones in Queenstown, published in February 2011 and June 2011 respectively.

The Community Outcome that is relevant to this monitoring report is:

*'High quality urban environments respectful of the character of individual communities'.*

## What is the High Density Residential Zone Trying to Achieve?

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A full reprint of the relevant excerpts from the District Plan, for the Issues, Objectives and Policies related to the HDR zone in Wanaka can be found in Appendix 2.

The objectives and policies for the zone seek the following environmental results:

- A compact residential form to allow efficient servicing.
- An environment where residential amenity and a sense of community is maintained.
- To ensure development enables high density living and achieves the character and amenity values anticipated in a high density living zone.
- A residential area where properties are not unduly shaded by adjoining built form.
- Discourage the encroachment of large visitor accommodation developments into residential neighbourhoods.
- Providing for adequate and appropriate car parking.
- Encouraging a diverse range of housing types and sizes to support a flexible and sustainable reuse in the future, recognising that the zoning anticipates large scale buildings and multi-unit developments.
- Multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated where possible.
- To maintain and enhance the vitality and vibrancy of the town centres as places where visitors and residents intermingle.

In addition to the district wide objectives and policies for the zone the objective and policies relating directly to the Wanaka area seek the following environmental results:

- To provide limited opportunity for higher density residential development close to the Wanaka town centre.
- To retain the general character of the current residential environments in terms of density, building height, access to sunlight, privacy and views;
- To provide for some peripheral expansion of the existing residential areas of the towns in a manner that retains the consolidated form of the towns.

The above anticipated results for the Wanaka HDR zone raise some conflicts between objectives and policies, and between policies and rules relating to the zone. These conflicts will be expanded upon in some depth later in the report.

Overall, the resource management issues for this zone can be articulated as three questions:

1. To what extent has a predominantly high density residential character and amenity been achieved in the zone?
2. Is the integrity of the zone being challenged through either the scale of development occurring, or a proliferation of non-residential uses?
3. Are the objectives, policies and rules in the District Plan effective in achieving the desired outcomes for the Wanaka High Density Residential zones?

## **What is the “State” of the Wanaka High Density Residential Zone**

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### **Approach**

This report applies the same approach as that taken during the monitoring of the Queenstown HDR zone. This involves reviewing resource consent and building consent data in order to obtain a clearer picture of the kind of development activity on different properties in the zone.

The resource consent activity occurring in the zone has been compiled from Council’s NCS system, with data reported for the period of 1995 through to 1 April 2011, a 15 year period. This electronic system has not historically been used to provide data that can assist with understanding the quality of consent decisions. Further work on improving the quality of data in the system will improve the speed and efficiency of obtaining useful data used in preparing monitoring reports. Currently much of the data comes from manual reviewing of consent files in order to understand what trends are emerging.

### **Wanaka High Density Residential Zone Data**

A total of 3362 resource consents with matching building consent activity were found to specifically relate to the Wanaka area. Of this sample, 138 were located in the Wanaka HDR zone.

When conducting data analysis for the monitoring report for the Wanaka Low Density Residential (LDR) zones, it was discovered that many of the consents in the zone were the result of historic (pre 2005) consents for activities that had not been catered for in the preceding Transitional District Plan. If activities were not covered in the Transitional District Plan they were deemed to be non-complying under Section 374(4) of the Resource Management Act. For example, earthworks were not given a specific activity status in the residential zones in the Transitional District Plan and therefore any earthworks required consent under the transitional plan but not under the currently operative plan being monitored. As a result, the data analysis used in this report only considers consent data from 2005 onwards when the Transitional District Plan was no longer used to determine activity status i.e. the consent status was determined by the current District Plan now being monitored.

After deducting the consents dated prior to 2005, and those for activities with insufficient or irrelevant information, a sample size of 33 consents remained. This sample size corresponds to 25 developments (i.e. those with unique valuation numbers and addresses). All consents within this sample were either completed or are currently active with the exception of one consent which was declined.

The sample size shows that there has been a relatively low rate of development in the Wanaka HDR zone over the lifetime of the current Operative District Plan.

#### Type of Activity

As the table below indicates 46%, of developments sought resource consent for new development:

TYPE OF ACTIVITY RESOURCE CONSENT		
<b>Development</b>	15	46%
<b>Alterations and Additions</b>	11	33%
<b>Change of Use</b>	0	0%
<b>Variation</b>	4	12%
<b>Subdivision</b>	3	9%
<b>TOTAL</b>	<b>33</b>	<b>100%</b>

#### Use Type

The following table, indicating type of activity applied for shows the intended use for the 25 developments that required resource consent in the Wanaka HDR from 2005 to present.

USE TYPE - RESOURCE CONSENT		
<b>Residential</b>	22	88%
<b>Visitor Accommodation</b>	2	8%
<b>Commercial</b>	1	4%
<b>TOTAL</b>	<b>25</b>	<b>100%</b>

This table shows that 88% of consents were for purely residential activities. While there was one consent for a commercial activity, this activity was pre-existing and the consent was only required for a non-complying sign. Residential activities are dominant in the zone as they account for the largest percentage of activities occurring and no consents for changes in use have been applied for. This indicates that the environmental results anticipated relating to the maintenance of residential activities in the zone have been achieved and the District Plan is effective in that regard.

The next stage is to establish whether the dominant residential development identified above is high density development as intended for the zone. The following table displays different scales of residential activity (Small = 1-2 units; Medium = 3-9 units, and Large = over 10 units).

NO OF UNITS BY SIZE		
<b>Small (1-2) Units</b>	11	46%
<b>Medium (3-9) Units</b>	9	38%
<b>Large (10+) Units</b>	2	8%
<b>Large Visitor Accommodation (40+ Beds)</b>	2	8%
<b>TOTAL</b>	<b>24</b>	<b>100%</b>

The table indicates that the HDR zone may not be functioning as intended in the District Plan as small scale residential development accounts for 46% of all residential development activity within the zone.

However, one of the district wide objectives seeks to encourage a diverse range of housing types and sizes to support a flexible and sustainable reuse in the future, recognising that the zoning anticipates large scale buildings and multi-unit developments. Medium and large scale developments also accounted for 46% of the total residential developments. Therefore, number of units by size coupled with the increase in new development activity occurring in the zone may indicate this is a 'zone of change' and the zone is going some way towards achieving its intended goals.

Therefore the plan is partially effective however, if deemed necessary the District Plan Review can examine how planning policy and rules can further encourage high density in the zone.

## Decision Making and Consent Status

CONSENT GRANTING		
	HDRZ	HDRZ%
<b>Delegated Authority</b>	30	94%
<b>Commissioner (Hearing)</b>	1	3%
<b>Declined</b>	1	3%
<b>TOTAL</b>	<b>32</b>	<b>100%</b>

The above table shows that the vast majority of consents were decided without a hearing and this is positive in terms of District Plan efficiency. Plan efficiency will be discussed later in this report.

As outlined below, approximately 22% of those consents in the sample dataset had a non-complying activity status. This gives an immediate, however potentially false impression that the rules within the HDR zone section of the District Plan are consistently breached and that granting of consent to these breaches can potentially give an outcome which otherwise is not anticipated by the plan.

RESOURCE CONSENT STATUS	HDRZ	HDRZ%
Non-complying	7	22%
Restricted Discretionary	8	25%
Discretionary	12	38%
Controlled	4	12%
Permitted	1	3%
<b>TOTAL</b>	<b>32</b>	<b>100%</b>

As indicated below, in terms of non complying activities, the majority (72%) of breaches to the current plan rules related to building height infringements.

NON COMPLYING		
Height and Recession Plane infringements	5	72%
Subdivision infringements	1	14%
Signs	1	14%
<b>TOTAL</b>	<b>7</b>	<b>100%</b>

Of the seven non-complying consents above, two sought and obtained affected party approval from all affected parties, four were deemed to have effects that were less than minor and one was declined.

The declined consent, RM100807 was an application by Varina PTY LTD to “Construct a three level building (containing three residential units) breaching maximum height, maximum building footprint and requiring consent for and a unit title subdivision” at 19 Russell Street, Wanaka, zoned high density residential subzone c.

The application was declined by Commissioners Nugent and Kelly in August 2011 due to concerns regarding residential amenity. It was decided that the proposal was at a scale where the amenity values of adjacent residential sites would be adversely affected and therefore the proposal on balance was inconsistent with the objectives, policies and rules of the plan which seek a high standard of residential amenity.

The Commissioners accepted that, taken individually, the breaches of rules could be considered as less than minor. However, as a combination, the breaches of height, building footprint and building coverage in addition to inadequate landscaping would result in a development that was of inappropriate scale for the site.

The district wide objectives and policies that specifically relate to residential amenity have proven to be effective in this case, however as a majority of those non-complying consents were for activities that were deemed to result in less than minor effects, a review of the rules relating to these breaches maybe worthwhile.

## Conflicts and Clarity

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There are some conflicts between objectives and policies, and some policies and rules within the residential chapter of the District Plan.

For example, district wide residential objectives and policies aim to promote compact residential development (Policy 1.3 in section 7.1.2) on one hand and aim to provide

for and generally maintain low density development within existing Wanaka residential zones (Policy 3.2 in section 7.1.2) on the other. To provide for and maintain the low density residential development is not conducive to achieving compact residential development as low density development by its nature is not compact. This is potentially further confused by Objective 3 in section 7.3.3 relating specifically to Wanaka which aims to retain the general character of the residential environments in terms of density. This would inhibit the development of the high density residential zones that are yet to be developed and are currently low density in character. This conflicts with Policy 3.3 in section 7.1.2 which promotes high density development in the high density residential zones.

Policy 3 in section 7.3.3 of the plan seeks to “*provide limited opportunity for higher density residential development close to the Wanaka town centre*”. This policy is confusing and may be seen as one that is limiting high density development in the zone which is in conflict with the aforementioned policy 3.3 encouraging high density development in the high density zone.

An example of where policy conflicts with rules is the conflict between Policy 1.1.4 of section 7.1.3.2 and Rule 7.5.5.2(xviii).

Rule 7.5.5.2 (xviii) Fence Heights in the High Density Residential Zone requires that: “*No Visually Opaque Fence constructed within the Road Setback shall exceed 1.2m in height above ground level*”. Policy 1.1.4 in section 7.1.3.2 aims to ensure that development enables high density residential living and achieves character and amenity values anticipated in a high density zone by ensuring the maintenance of road setbacks that are free from structures. Therefore the policy aims to avoid structures and that is in conflict with the aforementioned rule that anticipates structures in the setback.

The above examples appear to show a lack of a clearly defined direction for the objectives, policies and rules for the Wanaka HDR zones. The District Plan review represents a good opportunity to review the objectives, policies and rules for the Wanaka HDR zone to avoid confusion, increase clarity and create a clearly defined direction and purpose for the zone.

Different interpretations of undefined terminology used in the plan can cause confusion and result in unanticipated results. The District Plan review is an ideal opportunity to ensure terms used in planning provisions, such as “residential cohesion”, are clearly defined to increase clarity in the plan.

## **Is the Plan Efficient?**

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The data analysed in the “*Consent Granting*” table within the “*Decision Making and Consent Status*” section of this report showed a low level of hearing activity within the zone over the review period. This particular statistic is a good indicator of plan efficiency whereby fewer resources have gone into the processing of applications for resource consents.

Another indication that the plan is functioning efficiently in the HDR zone is found when analysing the amount of development that has been undertaken in the zone that has not required resource consent.

When the building consent data for this area was analysed, a total of 61% of all building consent applications were found not to have corresponding resource

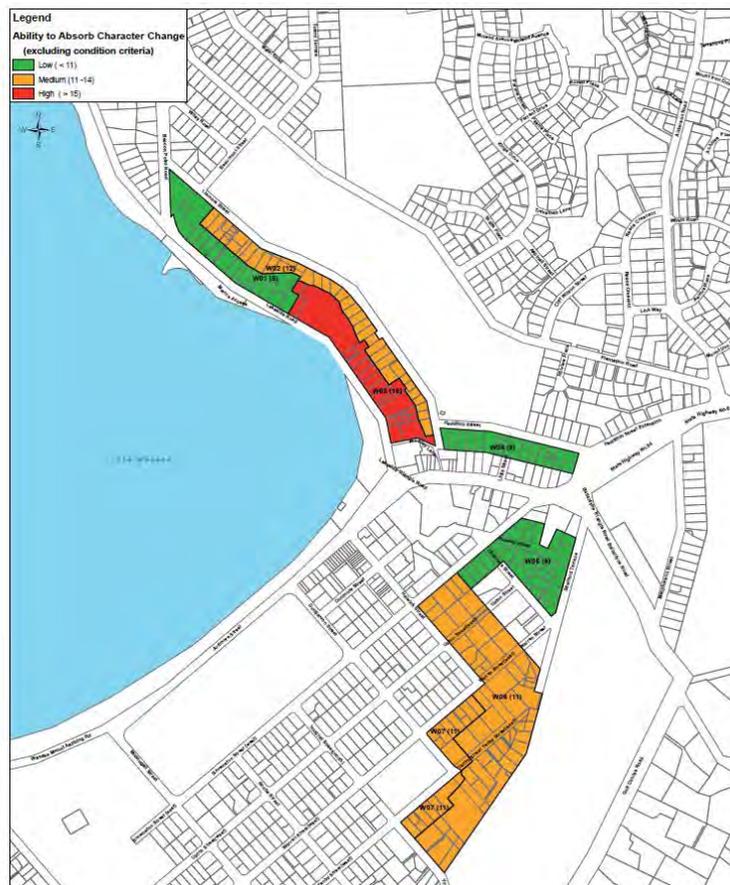
consent. Therefore these 61% were activities anticipated and permitted by the District Plan.

Though resources are required to process the building consent applications, time and resources are saved both for the applicant and Council by the activity not requiring resource consent.

## Qualitative Assessment

The June 2008 report entitled 'Existing Urban Character Appraisal: Wanaka' informed the development of High Density Residential Subzones for the Wanaka High Density Residential areas.

These subzones were developed based on each of the areas (identified as Wanaka 1-7) ability to absorb character change. Three categories of ability to absorb character change were identified – Low (Green), Medium (Orange) and High (Red). (see the map below). Those character units in the Low category are most likely to be the older residential areas that are more sensitive to character change. Those in Medium to High categories are more likely to be in a state of transition or have already developed larger, more urban characteristics.



The results of the qualitative analysis are recognised in the HDR sub zoning currently in place for the Wanaka area. The plan provisions relating to that sub zoning appear to have been shown to be effective in a recent case, Varina PTY Ltd RM100807, where commissioners refused consent due to the development not maintaining the intended residential amenity for the sub-zone. This decision is under appeal.

## Concluding Remarks

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### Trends

In many instances the HDR zone is working well and delivering results as anticipated by the community and the District Plan. However as the plan is currently set out there may be scope for that situation to change, particularly as, in some instances, policies and objectives conflict. Further, the high densities anticipated may not be delivered through current plan provisions as current provisions do not discourage low density development in high density zones. If true high density development is a desired result for the HDR zone in Wanaka then rules may have to be formulated to ensure the intended purpose. Having low density development adjoining high density development can cause issues in terms of amenity and shading. The District Plan Review process provides an opportunity to provide greater clarity within the plan and ensure that the high density development is provided as is anticipated.

### District Plan Review Issues

The District Plan Review should address the following:

- The objectives and policies relating to Wanaka that are inappropriate for the HDR zone or create conflicts should be revisited to ensure greater clarity.
- Ensure clear linkages between the policies and rules to ensure that unanticipated results are appropriately avoided.
- The purpose of the HDR zone and what it, and each corresponding subzone, is trying to achieve should be clearly stated to ensure that the issues, objectives, rules and policies clearly reflect this purpose.

## Appendix 1: What is District Plan monitoring?

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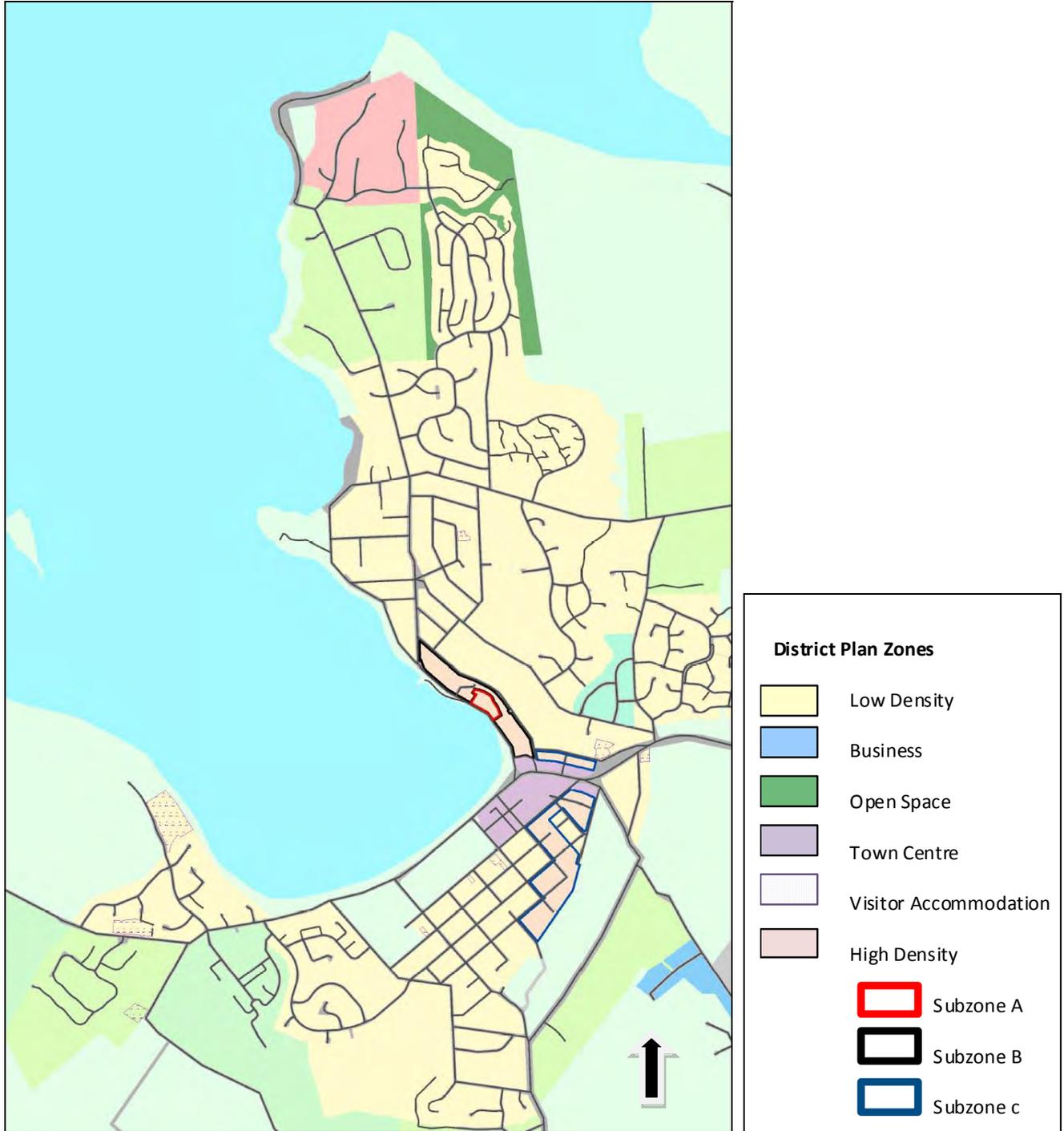
The RMA requires that three aspects of the District Plan are assessed, with the findings used to inform the process of reviewing the District Plan. With respect to the Plan's objectives, policies and methods, these aspects are:

1. District Plan Effectiveness
2. District Plan Efficiency

**District Plan Effectiveness monitoring** requires the Council to compare what is actually occurring under the District Plan provisions with the intentions of the Plan (as expressed through its objectives). This involves first identifying what the plan is trying to achieve for the zone, and to then track how well it is achieving these objectives. Once an understanding of how well the objectives are being met, the next consideration is identify to what extent this can be attributed to the District Plan policies and rules and to what extent 'outside' influences may be affecting the ability of the Plan to achieve its objectives. For example, market demand for specific types of residential property.

**Plan Efficiency monitoring** refers to comparing the costs of administering the Low Density Residential provisions incurred by applicants, the Council and other parties compared to the outcomes or benefits achieved. It is noted here that determining what level of costs are acceptable is generally a subjective judgement and, as such, it is difficult to reach definitive conclusions.

**Appendix 2: The Wanaka Low Density Residential Zone and Corresponding District Plan Issues, Objectives, Policies**



**Figure 1: Map showing the Location of the Residential Zones in Wanaka**

Following are the relevant excerpts from the District Plan, for the Issues, Objectives and Policies related to the existing High Density Residential Zone in and around Wanaka.

### 7.1.1 Issues- Residential Areas

**iii Character and Scale**

*The Character and scale of development within residential zones should achieve desired outcomes anticipated by the District Plan*

**iv Residential and Visitor Accommodation Amenity**

Protection and enhancement of people's social wellbeing resulting in the amenity value of their living environments.

### 7.1.2 District Wide Residential Objectives and Policies

Objective 1 - Availability of Land

*Sufficient land to provide for a diverse range of residential opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment.*

*Policies:*

- 1.1 *To zone sufficient land to satisfy both anticipated residential and visitor accommodation demand.*
- 1.2 *To enable new residential and visitor accommodation areas in the District.*
- 1.3 *To promote compact residential and visitor accommodation development.*
- 1.4 *To enable residential and visitor accommodation growth in areas which have primary regard to the protection and enhancement of the landscape amenity.*
- 1.5 *To maintain a distinction between the urban and rural areas in order to assist in protecting the quality and character of the surrounding environment and visual amenity.*
- 1.6 *To promote, where reasonable, a separation of visitor accommodation development from areas better suited for the preservation, expansion or creation of residential neighbourhoods.*

Objective 2 - Residential Form

- *A compact residential form readily distinguished from the rural environment which promotes the efficient use of existing services and infrastructure.*

*Policies:*

- 2.1 *To contain the outward spread of residential areas and to limit peripheral residential or urban expansion.*
- 2.2 *To limit the geographical spread and extent of rural living and township areas. Where expansion occurs, it should be managed having regard to the important District-wide objectives.*
- 2.3 *To provide for rural living activity in identified localities.*
- 2.4 *In new residential areas encourage and provide for development forms which provide for increased residential density and careful use of the topography.*

### Objective 3 - Residential Amenity

- *Pleasant living environments within which adverse effects are minimised while still providing the opportunity for community needs.*

### Policies

- 3.1 *To protect and enhance the cohesion of residential activity and the sense of community and well being obtained from residential neighbours.*
- 3.2 *To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown residential zones, small townships and Rural Living areas.*
- 3.4 *To ensure the external appearance of buildings reflects the significant landscape values and enhance a coherent urban character and form as it relates to the landscape.*
- 3.5 *To ensure hours of operation of non-residential activity do not compromise residential amenity values, social well being, residential cohesion and privacy.*
- 3.6 *To ensure a balance between building activity and open space on sites to provide for outdoor living and planting.*
- 3.7 *To ensure residential developments are not unduly shaded by structures on surrounding properties.*
- 3.8 *To ensure noise emissions associated with non-residential activities are within limits adequate to maintain amenity values.*
- 3.9 *To encourage on-site parking in association with development and to allow shared off-site parking in close proximity to development in residential areas to ensure the amenity of neighbours and the functioning of streets is maintained.*
- 3.10 *To provide for and encourage new and imaginative residential development forms within the major new residential areas.*
- 3.12 *To ensure the single dwelling character and accompanying amenity values of the Low Density Residential Zone are not compromised through subdivision that results in an increase in the density of the zone that is not anticipated.*
- 3.13 *To require an urban design review to ensure that new developments satisfy the principles of good design.*
- 3.14 *To ensure the single dwelling character and accompanying amenity values of the Low Density Residential Zone are not compromised through subdivision that results in an increase in the density of the zone that is not anticipated.*

### Objective 4 - Non-Residential Activities

- *Non-Residential Activities which meet community needs and do not undermine residential amenity located within residential areas.*

### Policies:

- 4.1 *To enable non-residential activities in residential areas, subject to compatibility with residential amenity.*
- 4.2 *To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding residential environment.*

## 7.1.3 High Density Residential Zones District Wide

### 7.1.3.1 Issue

#### Development Pressure

Some visitor accommodation developments in the High Density Residential Zone are having a significant negative impact on the character and amenity of our neighbourhoods. Loss of the character and amenity values threaten the sustainable well being of our neighbourhoods and community.

High density neighbourhoods have a different character and generate different outcomes compared to low density neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments.

### 7.1.3.2 Objectives and Policies

#### Objective 1 – Amenity Values

Sustainable residential communities and neighbourhoods that have high amenity values of a quality and character anticipated in a high density living environment.

#### Policies

1.1 To ensure development enables high density living and achieves the character and amenity values anticipated in a high density living zone by:

- 1.1.1 Improving the aesthetic appeal of the built environment.
- 1.1.2 Ensuring buildings integrate well with the neighbouring locality and provide visual connections with the surrounding built and natural environment.
- 1.1.3 Providing attractive pedestrian access ways and linkages and protecting those that currently exist.
- 1.1.4 Ensuring the maintenance of road setbacks that are free of structures.
- 1.1.5 Ensuring development is of a high architectural quality in accordance with good urban design principles.
- 1.1.6 Ensuring that open space is maintained between buildings on sites, and between neighbouring sites.
- 1.1.7 Encouraging the provision of underground car parking.

1.2 To avoid visually dominant buildings that overshadow public places, block views and degrade the built environment.

1.3 To enhance the attractiveness of the zone, including the streetscape, by:

- 1.3.1 Ensuring landscaped areas are provided in scale and proportion to the size of the building.
- 1.3.2 Encouraging the retention of existing vegetation where appropriate, especially established trees and native vegetation.
- 1.3.3 Ensuring the effects of developments are internalised to the site and do not detract from the amenities of neighbouring sites and roads.

1.4 To encourage a mix of housing types and sizes with variety in the number of bedrooms, that will support a flexible and sustainable reuse in the future, while recognising that the zoning anticipates large scale buildings and multi-unit developments in some areas capable of containing a wide mix of types and sizes.

- 1.5 To discourage the encroachment of large visitor accommodation developments into residential neighbourhoods.

## Objective 2 – Multi-Unit Developments

Multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated where possible.

### Policies

- 2.1 To ensure multi-unit developments are located within easy walking distance and promote safe pedestrian access, to all of the following:
- 2.1.1 Existing or proposed shops offering a range of convenience goods and services.
  - 2.1.2 An existing or programmed public transport service.
  - 2.1.3 A substantial public reserve (or reserves) that provide a range of recreational opportunities.
- 2.2 To ensure that multi-unit developments are located in areas served by all of the following:
- 2.1.1 Roads capable of handling increased traffic.
  - 2.1.2 Road frontage or nearby kerb-side areas having adequate visitor parking spaces.
  - 2.1.3 Community facilities.
  - 2.1.4 Essential public services such as water supply, wastewater and stormwater management, and refuse collection.
- 2.3 To ensure multi-unit developments are designed to achieve all of the following:
- 2.1.5 Effectively incorporate existing significant vegetation and landforms.
  - 2.1.6 Effectively cater for traffic, parking and servicing.
  - 2.1.7 Mitigate any reverse sensitivity effects arising from the proximity of non-residential activities in the vicinity.
  - 2.1.8 Incorporate suitable crime prevention through environmental design techniques in their layout and methods of access.
- 2.4 To ensure multi-unit developments are located on sites that:
- 2.2.1 Enable units to face or relate well to public streets.
  - 2.2.2 Relate to nearby properties and public areas in ways that facilitate the integration of the development into the neighbourhood.
- 2.5 To encourage multi-unit developments to be designed and built for occupancy by local residents and to encourage flexibility within multi-unit developments built for visitor accommodation so that they may readily be used for residential housing in the future, if so needed.

## Objective 3 : Vitality of Town Centres

To maintain and enhance the vitality and vibrancy of the town centres as places where visitors and residents intermingle.

### Policies

- 3.1 To provide for high density residential living and visitor accommodation in the high density zone, near the town centres with good linkages to the town centres.

### 7.3.2 Issues (Wanaka)

The District wide residential issues impact on and are relevant to residential activity and amenity in Wanaka residential areas. In addition, a number of local issues exist relevant to this report:

- i Protection of the surrounding rural landscape from inappropriate development.*
- ii The need for rural living opportunities in close proximity of or abutting the town.*
- iii Retention of low density residential development.*
- iv Noise control.*
- v Opportunities for peripheral expansion.*
- vi The potential adverse effects that inappropriate development can have on the lakeshore.*
- vii Tree planting can lead to the shading of neighbouring sites.*

### 7.3.3 Objectives and Policies - Wanaka Residential and Visitor Accommodation Areas

#### Objectives:

1. *Residential and visitor accommodation development of a scale, density and character within sub zones that are separately identifiable by such characteristics as location, topology, geology, access, sunlight or views.*
2. *Low density rural living development in identified locations in close proximity to Wanaka.*
3. *Retention of the general character of the residential environments in terms of density, building height, access to sunlight, privacy and views.*
4. *To provide for the expansion of the Catholic School in Wanaka within the thresholds of the Low Density Residential Zone.*

#### Policies:

- 1 *To provide for some peripheral expansion of the existing residential areas of the towns in a manner that retains the consolidated form of the towns.*
- 2 *To provide for rural living opportunities as part of the Wanaka environs.*
- 3 *To provide limited opportunity for higher density residential development close to the Wanaka town centre.*
- 4 *Residential development organised around neighbourhoods separate from areas of predominately visitor accommodation development.*
- 5 *Avoid the planting and locating of inappropriate tree species so as to reduce the impact of excessive shading and loss of vistas.*
- 6 *To provide for the expansion of the Catholic School over time as the number of pupils increase, within the framework of the Low Density Residential zone.*
- 7 *To ensure that safe road and pedestrian access is provided to the school from the Kirimoko Block and to surrounding neighbourhoods.*

#### Implementation Methods

*The objectives and associated policies will be implemented through:*

**i District Plan**

- (a) To enable a range of residential and visitor accommodation areas clearly delineated by zone and sub zone boundaries.*

**Explanation and Principal Reasons for Adoption**

*The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at promoting and protecting the current general form and density of development and to enhance the residential areas by way of greater care for the relationship of the residential areas to the surrounding rural and lakeshore environments. In all respects the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers.*

*The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth.*

**7.2.4 Environmental Results Anticipated**

*Implementation of the policies and methods for management relating to the established residential areas will result in:*

- i Maintenance of the general character and scale of existing residential areas with sites being dominated by open space rather than buildings, providing the opportunity for tree and garden planting around buildings.*
- ii Existing residential activity characterised by low building coverage and building height, but with opportunity for variety in building design and style.*
- iii Maintenance of a residential environment which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy.*
- iv Maintenance of the opportunities for views consistent with the erection of low density, low height buildings.*
- v The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual distraction, traffic and on-street parking congestion, traffic safety and other hazards.*
- vi Residential coherence except in circumstances of established non-residential uses or where a local need prevails for non-residential activities ancillary to the surrounding residential environment.*
- vii Maintenance of water quality and availability for residential and other activities.*
- viii New residential areas providing for higher density living environments with good integration of open space, aspect, circulation and regard for energy efficiency and convenience to facilities.*
- ix Protection of the major visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand.*
- xi Achieving an appropriate balance between retention of existing character and providing for new development in areas of change.*