

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

	Table 19A.4 – Activities located in the Three Parks Commercial Zone	Activity Status
19A.4.11	Visitor accommodation	NC
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</p>

	Table 19A.5 – Standards for activities located in the Three Parks Commercial Zone	Non-compliance status
		<p>and adjoining zones;</p> <p>c. consistency with the character of the locality; and</p> <p>d. whether pedestrian and vehicle access is compromised.</p>
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.