

Wanaka Town Centre Zone

Wanaka's town centre is compact, walkable, and convenient. But there is limited opportunity for development of land that is currently vacant or underdeveloped.

The following changes are proposed to tackle some known issues and to reinforce the status of the Town Centre as Wanaka's commercial heart.

PLANNING FOR FUTURE GROWTH

It is proposed to create more opportunities to intensify development in the Town Centre and restrict further creep of commercial development into residential areas.

This will mean:

- More generous building heights in targeted areas. These will be shown on Planning Maps as 'Height Precinct'. The Precinct is made up of identified sites within the existing Town Centre Zone along lower Ardmore Street, Dungarvon Street

and part of Dunmore Street. Within this area the following building heights would apply:

- o 12m to the eave line
 - o 14m to the ridge line
 - o Fourth storey to be set back 3m minimum from the building frontage
- In all other parts of the Town Centre (excluding the Transition area explained below) the maximum building height will remain at:
 - o 8m to the eave line
 - o 10m to the ridge line
 - Encouraging more efficient use of sites by removing limits on site coverage.

- Creating a Town Centre Transition area across Russell Street and the eastern side of Brownston Street to formalise the existing creep of commercial activities. This will also help ensure further residential land adjoining the town centre won't be intended for commercial purposes. New development in the Transition area will be at a low scale and intensity to limit the impact on adjoining residential properties.

These proposals will also help create more opportunities for apartments in the Town Centre, which will contribute to increasing the diversity and supply of housing in our District.

ENCOURAGING A MIX OF ACTIVITIES MAKES THE TOWN CENTRE SAFER AND MORE VIBRANT, BUT THE PLAN NEEDS TO HELP ADDRESS THE CONFLICTS THAT CAN ARISE

Encouraging the Town Centre to develop as a mixed-use environment with a lively night time atmosphere has plenty of benefits. However it can also create tensions between residential and visitor accommodation uses and commercial uses. In particular, evening noise, mainly from restaurants and bars, can be disruptive for residents, leading to lower residential amenity and resulting in noise complaints. Noise complaints can also create uncertainty for operators and affect the viability of bars and restaurants trading in the evening.

The changes being proposed are trying to address these issues by providing more acknowledgment of the contribution evening activities make to the vibrancy of the Town Centre.

It is proposed to increase the noise limits slightly throughout the Town Centre zone (other than in the Transition area).

The levels reflect the sort of noise that is currently allowed through existing consents and means that bars and restaurants can trade into the evening without breaching noise limits.

A new Entertainment Precinct encourages those noisier operations (e.g. those with live music) to locate in the most central part of town, where it will have least effect on residential zones.

Acoustic insulation requirements for apartments and visitor accommodation within the Town Centre will decrease the likelihood of evening noise causing a nuisance.

NEW DEVELOPMENTS STILL NEED TO ACHIEVE HIGH QUALITY DESIGN

The bar is set high for building design in the Wanaka Town Centre. New developments must follow good urban design practice to ensure the Town Centre continues to function well. Ensuring that people can safely enjoy exploring the Town Centre on foot is key to ensuring its ongoing vibrancy and viability, and reinforcing its status as the commercial heart of our community.

It is proposed to provide more guidance to assist with the building design process, including directly referencing the Wanaka Town Centre Character Guidelines. This means the guidelines must be considered as part of any application.

All buildings will be required to go through a non-notified Restricted Discretionary resource consent process.

MANAGING THE RISK OF FLOODING IN THE TOWN CENTRE

We consider the current District Plan provisions and other tools available are functioning well. They are achieving a good balance, ensuring that risks to property are adequately minimised and imposing significant costs on landowners or the community.

Want to get into more detail?

Visit www.qldc.govt.nz/proposed-district-plan to read the full provisions or a range of other resources.