

SECTION 32 REPORT: PLAN CHANGE 13

Kirimoko Block – Wanaka



Contents

Executive Summary	3
Background.....	5
The Context – Relevant provisions of the RMA and other Statutory Documents	7
Relevant non Statutory Documents.....	16
Consultation.....	23
The Issues	24
An Analysis of the relevant Residential Objectives and policies of the Partially Operative District Plan	26
Broad Alternatives for the Proposed Plan Change.....	36
Site Specific Assessment for the Kirimoko Block	46
Conclusion	51
Proposed Rules	52

Executive Summary

The Queenstown Lakes District Council (the Council) has prepared a Plan Change to the Partially Operative District Plan for the lots within the area known as the Kirimoko block within Wanaka. The Kirimoko Plan Change block is located approximately 2 kilometres north of the Wanaka township and approximately 1 kilometre east of Lake Wanaka. The site is 58.57 hectares in area.

The site is currently zoned Rural General and is separated into 13 lots, all with approved residential building platforms. Only one site has been built upon.

In 2002 the Council undertook a major strategic planning exercise for Wanaka entitled Wanaka 2020. This community planning exercise assisted the community in identifying and planning for the future growth of the Wanaka area. The area of land that is subject to this proposed Plan Change (the Kirimoko Block) was identified as suitable for urban expansion.

Further to Wanaka 2020 the Queenstown Lakes District Council and their consultants have undertaken a Wanaka Structure Planning exercise. The scope of this brief was to:

“Undertake a study which investigates and makes recommendations as to the Future Zoning of Land (and the associated infrastructure issues) around the periphery of the existing urban area of Wanaka”.

The purpose of the study was to ensure that there is adequate land zoned for residential and other uses to cater for future growth. The key principles underlying the project are the appropriate and efficient use of land and infrastructure to enable growth; good urban design; protection of open space and landscape values; and the optimal rate of release of zoned land. This was adopted in draft in December 2004 and is now in the process of being finalised.

Kirimoko’s proximity to additional residential zoned land and the ability to service it with appropriate infrastructure make the site ideal for rezoning to enable residential development. Consequently, the Structure Plan identified this land as future residential ‘Phase 1’.

A more detailed description of the site, including its landscape characteristics is included in Appendix 2 of this Section 32 report.

The Kirimoko Plan Change is unique in the sense that the block of land is owned by 13 separate owners but will be developed comprehensively following the change of zoning. This Plan Change also provides for the location of a Catholic School and a Church on Lot 1 of the block, and a site layout providing for an effective roading and public walkways network through the provision of a structure plan to be included within the District Plan.

As a result of Wanaka 2020, the Structure Planning Process and this Section 32 analysis (required under the Resource Management Act 2003) rezoning this land from Rural General to enable residential development is considered to be appropriate. Using the Low Density Residential Zone provisions already established in the District Plan is considered effective for most of the site, subject to additional rules and assessment matters to facilitate the implementation of the proposed structure plan and the continued growth of the Catholic School. The areas of the site

that have been identified as sensitive in landscape terms (north eastern corner and eastern boundary) have been excluded from the Low Density zoning, and given greater protection from future subdivision and development via a building restriction.

Additional rules, policies and objectives have been created for the Kirimoko Block, which will promote improved design outcomes than can be achieved under the Low Density rules alone. The amenity of existing established dwellings along Rata Street has been protected by additional set backs for new buildings in the neighbouring new zones. In addition to these provisions there will be planted buffers, via a private agreement with adjoining landowners.

This Plan Change also secures a walkway across the land from Aubrey Road to the Peninsula Bay Zone as well as providing 5% of the net developed area to a Community Housing Trust.

This Section 32 report concludes that the combination of low density zoning plus additional controls for the Kirimoko Block will result in a zone that enables development that is sensitive to its surrounds and fits into the existing fabric of Wanaka. The area of land that is sensitive because of its topography is protected by a building line restriction so that further development does not compromise that landform.



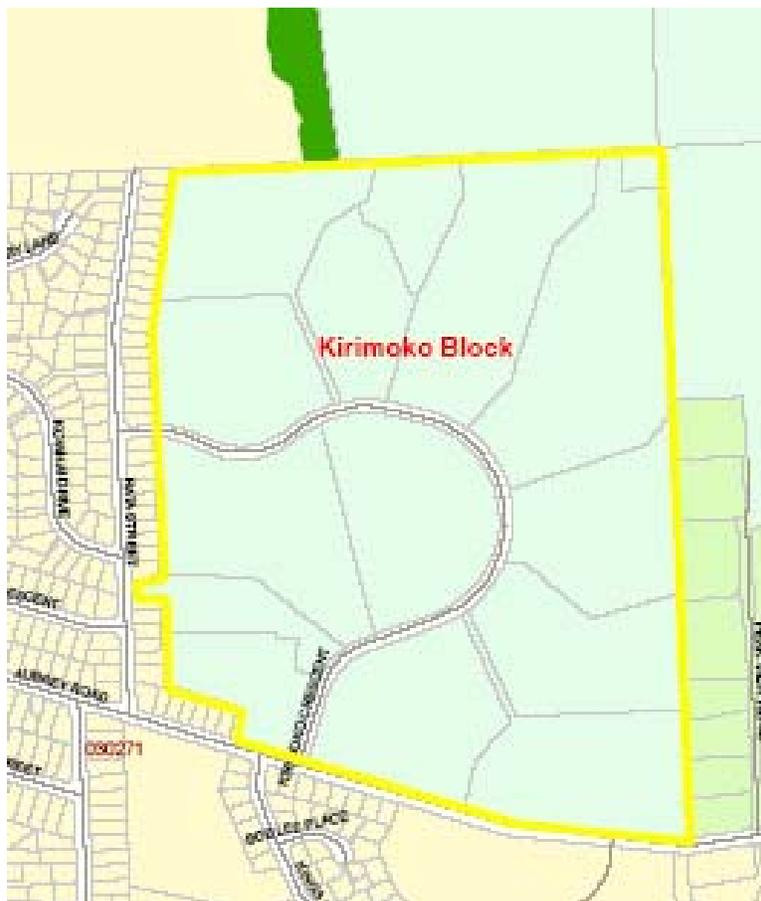
Background

Through the Wanaka 2020 process the Council recognised that it needed to plan for the predicted future growth and provide new areas for residential facilities so to retain the amenity, surroundings and rural values that are treasured in the Wanaka region. It is important that the Council provide for growth while maintaining amenity values.

This Plan Change seeks to provide for further residential activities within the urban area of Wanaka while protecting parts of the subject land that are important in terms of their landscape characteristics.

Scope of Plan Change

The scope of this Plan Change is limited to the Rural General zoned land bounded by Rata Street and Aubrey Road in Wanaka. The map below shows the extent of the land proposed to be rezoned.



This Plan Change provides for the change in zoning from Rural General to zoning that provides for residential development.

A full description of the site and its landscape characteristics is described in Appendix 2 of this Section 32 analysis: Landscape Assessment.

The Purpose of the Plan Change

The purpose of the Plan Change can be summarised as follows:

To provide for some of the predicted future residential growth of Wanaka by changing the zoning of that land known as the Kirimoko block to enable residential development and the establishment and future development of a Catholic School, while retaining the amenity values of the site and the surrounding landscape.

The Current Zoning

Under the Partially Operative District Plan the site is zoned Rural General. Under the Rural General provisions any subdivision requires discretionary resource consent and is assessed against a range of assessment matters, in addition to being subject to a number of site and zone standards seeking to protect the rural amenity and landscape values of a site and its surroundings. The objectives and policies of the Rural General Zone envisage rural based activities, and therefore do not effectively provide for the residential style development proposed.

An existing resource consent has resulted in the subdivision of the entire block into 13 Rural General lots, all with approved residential building platforms. The existing zoning provides for dwellings erected on approved residential building platforms as a controlled activity. This is seen as an inefficient use of the land and does not preserve rural character and promote rural uses as is anticipated by Rural General zoning.

The Context – Relevant Provisions of the RMA and other Statutory Documents

The Resource Management Act

Section 74 of the RMA (the Act) states that any Plan Change or Variation to a District Plan must be in accordance with the functions for territorial authorities set out in Section 31, the provisions of Part II, the duties under Section 32, and any other regulations.

Section 5

This Plan Change has been prepared as a means of achieving the purpose of the Act, which is expressed in Section 5 as follows:

- (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 wellbeing and for their health and safety while –*
 - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonable 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.*

This Plan Change is consistent with the purpose of the Act in that by proposing to concentrate potential development within an urban growth boundary it is managing development in such a way and at a rate that the community can provide for its future social and economic wellbeing. This is achieved by only enabling development in areas that:

- can be serviced easily and cost-effectively
- are within existing roading corridors that can accommodate additional traffic movement
- are in areas that could be serviced by future public transport systems
- do not compromise areas of landscape significance.

This Plan Change has considered the suitability of this land for residential development. Significant emphasis has been placed on the ability of the landscape to absorb development and, as such, the landscape classification of Visual Amenity Landscape (as per Rhys Givern’s landscape report) has determined the point on the subject land beyond which development is considered undesirable.

The Plan Change has also adopted best practice urban design principles to define the layout of the Plan Change, its location of roads and access ways, and mechanisms for the new development contemplated by the Plan Change to assimilate into the existing surrounding environment.

The Kirimoko Block, once developed will contribute to the projected shortage of urban zoned land within the Wanaka area. It is clear that there is significant demand for additional low density dwellings in Wanaka and this demand is forecast to be maintained to 2021 and beyond, with an average estimated annual demand for approximately 156 new dwellings per annum.

There is enough zoned land to accommodate the development of 5,070 low density dwellings if the current urban zones in Wanaka are developed to their full potential, this would also provide a buffer top approximately 2014. This assumes that all zoned land will be made available for development and based on current release rates of land it may actually take 24 years until all of the currently zoned land is subdivided and available for new dwellings. This analysis concludes that additional zoning needs to be released within the Wanaka area to meet future demand. The Rezoning of the Kirimoko Block from Rural General to Low Density Zoning will enable this.¹

Note: The provision of zoned land created as a result of this proposed Plan Change, the Peninsula Bay Variation, and the Riverside Stage 6 Plan Change will meet this future demand.

Section 6

Section 6 states:

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) *The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development:* [not applicable to this Plan Change]
- (b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development:*
- (c) *The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna*
- (d) *The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers:* [not applicable to this Plan Change]
- (e) *Relationship of Maori and their cultures and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.*
- (f) *The protection of historic heritage from inappropriate subdivision, use and development.* [not applicable to this Plan Change]

Section 6 identifies matters of national importance. As identified in the landscape Assessments which form part of this Section 32 analysis, the area covered by the Plan Change is not classified as an outstanding natural landscape or an outstanding natural feature.

¹ Appendix 5, Wanaka Low Density Dwelling Supply and Demand Analysis for Proposed Kirimoko Plan Change/Variation.

Whilst there are no areas of significant indigenous vegetation within this Plan Change, there are isolated areas of kanuka which should be retained and protected by this Plan Change. It is also recommended that any landscaping of the zone enhances these natural plantings by additional planting.

Preliminary consultation with Kai Tahu Ki Otago Limited has not identified any issues in relation to the relationship with Maori and their cultures and traditions with their ancestral lands, water, waahi tapu and other taonga. Adjacent to the site on the northern boundary is a large block of land held in trust under the 1998 Nahi Tahu Claims Settlement Act until the beneficial owners can be identified by the Maori Land Court. This Plan Change does not propose to make any changes to this land.

There are no items of heritage significance on the subject site.

Section 7

Section 7 lists “other matters” that the Council must have particular regard to. The following sub-sections are of particular relevance to this Plan Change.

- (b) *The efficient use and development of natural and physical resources:*
- (c) *The maintenance and enhancement of amenity values:*
- (f) *Maintenance and enhancement of quality of the environment:*
- (g) *Any finite characteristics of natural and physical resources:*

Because of its location within the urban growth boundary of Wanaka and immediately adjacent to existing zoned land, and the need for residential land to provide for Wanaka’s future growth, the rezoning of this land to provide for residential development is considered to be an efficient use of natural and physical resources (see Infrastructure Report attached to this Section 32 report confirming that the Kirimoko Block can be serviced) (Appendix 4) and the Dwelling Capacity Report (Appendix 5).

Following a detailed landscape assessment of this site, and the adoption of the recommendations within that assessment, it is considered that through the adoption of this Plan Change, the amenity and landscape values of the site and surrounding environment can be maintained and improved with appropriate re-zoning (when compared with the development rights that currently exist on the site).

Existing amenity values will be enhanced within the site as a result of the following:

- The new school and associated church providing potential community amenity value
- Enhanced public access via a pedestrian, cycle and vehicular transportation from Peninsula Bay to Aubrey Road via a link Road
- An improved level of amenity and urban design
- Legitimate rural use of the land that could potentially result in reserves sensitivity adverse effects, e.g. pig farming.

Landscape values will be improved within the site as a result of the following:

- Streetscape planting that is not economic or required by the existing development rights
- The reduction in steep batters to the road network through the site

- The protection of ground of high elevation from development which might otherwise be considered under the existing Rural General zone rules.
- The enhancement of indigenous vegetation otherwise not required by existing development rights.

Likewise, the Plan Change meets Section 7(f) of the Act by providing a logical extension to the Wanaka town, and ensuring that the development is undertaken in a comprehensive manner so that the quality of the site and surrounding environment is maintained.

Section 8

Section 8 states that:

“in achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).”

There are no Treaty principles that will be impacted upon by this Plan Change.

An assessment of the Plan Change with regard to the Kai Tahu Otago Natural Resource Management Plan 2005 is contained within Section 9 of this report.

Section 31

Section 31 of the Act lists the functions of territorial authorities under the Act. In terms of this section, the Council is required to establish, implement and review objectives, policies and methods to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources of the District.

(a) The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district.

The analysis of objectives, policies and methods relevant to this Plan Change are found from page 52 of this Section 32 analysis.

Section 32

Section 32 of the Resource Management Act states that the evaluation of the alternatives, benefits and costs of any plan change must be carried out before it is adopted. The evaluation should examine the extent to which each objective is the most appropriate way to achieve the purpose of this Act; and having regard to their efficiency and effectiveness, whether the policies, rules or other methods are the most appropriate way to achieve the objectives. The Council shall have regard to all options, including the option of no action at all.

Section 32(1) stipulates that, in achieving the purpose of the Act, the local authority must consider alternatives and benefits and costs of adopting any objective, policy, rule or method in the Partially Operative District Plan (PODP). Section 32(2) requires that a further

evaluation must also be made by the local authority before making a decision under clause 29(4) of the first schedule.

Section 32(3) provides:

An evaluation must examine-

- (a) The extent to which each objective is the most appropriate way to achieve the purpose of this Act; and*
- (b) Whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objectives*

Section 32(4) directs that, for the purpose of this examination, an evaluation must take into account –

- (a) the benefits and costs of policies, rules or other methods; and*
- (b) the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules of methods.*

A report summarising the Section 32 evaluation and giving reasons for the evaluation must be available for public inspection at the same time as the Plan Change (to which it relates) is publicly notified.

For a Plan Change such as that envisaged to be undertaken for this block of land the Section 32 report must support more intensive residential development (in the manner being proposed) being the most appropriate use for the site. It is noted that the Section 32 analysis is continued through the Plan Change process, including at the decision making stage.

Section 72

Section 72 identifies the purpose of the District Plan, and reads:

The purpose of the preparation, implementation and administration of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of the Act.

Section 73

Section 73 provides for the preparation and change of District Plans. It states that variations and plan changes must be prepared in accordance with the First Schedule of the Act.

The requirements of the First Schedule of the Act have been met in the preparation and subsequent notification of this Plan Change.

Section 74

This section states:

74 Matters to be considered by territorial authority

- (1) *A territorial authority shall prepare and change its district plan in accordance with its functions under section 31, the provisions of Part 2, [a direction given under section 25A(2),] its duty under section 32, and any regulations.*
- (2) *In addition to the requirements of [section 75(3) and (4)], when preparing or changing a district plan, a territorial authority shall have regard to—*

[(a) Any—

- (i) Proposed regional policy statement; or*
- (ii) Proposed regional plan of its region in regard to any matter of regional significance or for which the regional council has primary responsibility under Part 4; and]*

(b) Any—

- (i) Management plans and strategies prepared under other Acts; and*
- (ii) Repealed.*

[(ia) Relevant entry in the Historic Places Register; and]

[(iii) Regulations relating to ensuring sustainability, or the conservation, management, or sustainability of fisheries resources (including regulations or bylaws relating to taiapure, mahinga mataitai, or other non-commercial Maori customary fishing),—]

to the extent that their content has a bearing on resource management issues of the district; and

- (c) The extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.*

[(2A) A territorial authority, when preparing or changing a district plan, must—

- (a) 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 resource management issues of the district; and*
- (b) recognise and provide for the management plan for a foreshore and seabed reserve adjoining its district, once the management plan has been lodged with the territorial authority, to the extent that its contents have a bearing on the resource management issues of the district.]*

[(3) In preparing or changing any district plan, a territorial authority must not have regard to trade competition.]

Through the preparation of this Section 32 report, regard has been given to the Regional Policy Statement for Otago. This report also meets the requirements of Clause 2(b)(ii) by having regard to the Long Term Council Community Plan (CCP) (refer below), which is a plan prepared under the Local Government Act. Clause 2(A)(a) is met through having regarded the Kai Tahu ki Otago Resource Management Plan.

Regional Policy Statement for Otago

The Regional Policy Statement (RPS) for Otago became operative on 1 October 1998 and is due for review on 1 October 2008.

A Regional Policy Statement is required under section 60 of the Resource Management Act 1991. The purpose of the RPS is to promote the sustainable management of natural and physical resources. Otago's RPS establishes a framework for setting objectives, policies and methods to manage Section 75 of the Act which specifies that any plan change must not be inconsistent with any RPS or Regional Plan.

The provisions of the RPS for Otago (1 October 1998) are of some relevance to this Plan Change, in particular:

Issue 9.3.1

The adverse effects of urban development and settlement can impact upon the quality of the built environment and on the use of natural and physical resources.

Issue 9.3.2

Otago is dependent on an efficient network of utilities to provide for the social, economic and cultural well being of Otago's communities.

Objective 9.4.1

To promote the sustainable management of Otago's built environment in order to:

- (a) Meet the present and reasonably foreseeable needs of Otago's people and communities; and*
- (b) Provide for amenity values, and*
- (c) Conserve and enhance environmental and landscape quality; and*

Objective 9.4.2

To promote the sustainable management of Otago's infrastructure to meet the present and reasonable foreseeable needs of Otago's communities.

Objective 9.4.3

To avoid, remedy or mitigate the adverse effects of Otago's built environment on Otago's natural and physical resources.

Policy 9.5.2

To promote and encourage efficiency in the development and use of Otago's infrastructure through:

- (a) *Encouraging development that maximises the use of existing infrastructure while recognising the need for more appropriate technology; and*
- (b) *Promoting co-ordination amongst network utility operators in the provision and maintenance of infrastructure; and*
- (c) *Encouraging a reduction in the use of non-renewable resources in the construction, development and use of infrastructure; and*
- (d) *Avoiding or mitigating the adverse effects of subdivision, use and development of land on the safety and efficiency of regional infrastructure.*

Policy 9.5.4

To minimise the adverse effects of urban development and settlement, including structures, on Otago's environment through avoiding, remedying or mitigating:

- (a) *Discharges of contaminants to Otago's air, water or land; and*
- (b) *The creation of noise, vibrations and dust; and*
- (c) *Visual intrusion in a reduction in landscape qualities; and*
- (d) *Significant irreversible effects on:*
 - (i) *Otago community values; or*
 - (vi) *Amenity values*

Policy 9.5.5

To maintain and, where practicable, enhance the quality of life for people and communities within Otago's built environment through:

- (a) *Promoting the identification and provision of a level of amenity which is acceptable to the community; and*
- (b) *Avoiding, remedying or mitigating the adverse effects on community health and safety resulting from the use, development and protection of Otago's natural and physical resources; and*
- (c) *Avoiding, remedying or mitigating the adverse effects of subdivision, land use and development on landscape values.*

The objectives and policies from the Regional Policy Statement are supported by the proposed Plan Change in the following ways:

- Creation of an urban environment that responds to the topography to lesson the impacts of the environment.
- Provision of more low density zoning to provide for the needs of the future population of Wanaka.
- Utilisation of the landscape qualities to form the edge of the urban environment, protecting the areas of landscape importance.
- Protection of areas of existing kanuka and promotion of the establishment of additional Kanuka on road reserves and common areas.
- Promotion of the use of natural systems where possible for the treatment of stormwater.

Queenstown Lakes District Council's Long Term Council Community Plan

The Long Term Council Community Plan (CCP) 2006-2009 for the Queenstown Lakes District identifies key community outcomes. The following excerpt from the CCP identifies how those outcomes were established:

The community outcomes that arose out of this process are included below. All are of relevance to this Plan Change. These read as follows:



Sustainable growth management



Quality landscapes and natural environment and enhanced public access



A safe and healthy community that is strong, diverse and inclusive of all age groups.



Effective and efficient infrastructure that meets the needs of growth



High quality urban environments that meets the needs of growth



A strong and diverse economy



Preservation and celebration of the district's local cultural heritage.

On page 19 of the CCP, the Council has identified the work in progress (as at June 2006) and the work proposed to achieve each of the above community outcomes. Wanaka Structure Plan implementation is identified as a project underway to achieve 'Growth management in a sustainable way'.

Our community outcomes were derived from a two-year community workshop process from 2002 to 2004. Common objectives were taken from the nine district-wide workshops involving over 1300 residents. The resulting outcomes, with the over-riding outcome of sustainable growth management, represent the desires of our communities and provide a solid framework for ensuring that we protect and preserve what is important to the people of the district.

A key of CCP is Volume 4, which includes all growth projections (and supersedes the Growth Options Study in that regard). The Asset Management Plans regarding servicing assume that the Kirimoko Block can be serviced at Low Density Residential Density.

The proposed Plan Change for Kirimoko has been developed with the aim of achieving these community outcomes.

Relevant Non Statutory Documents

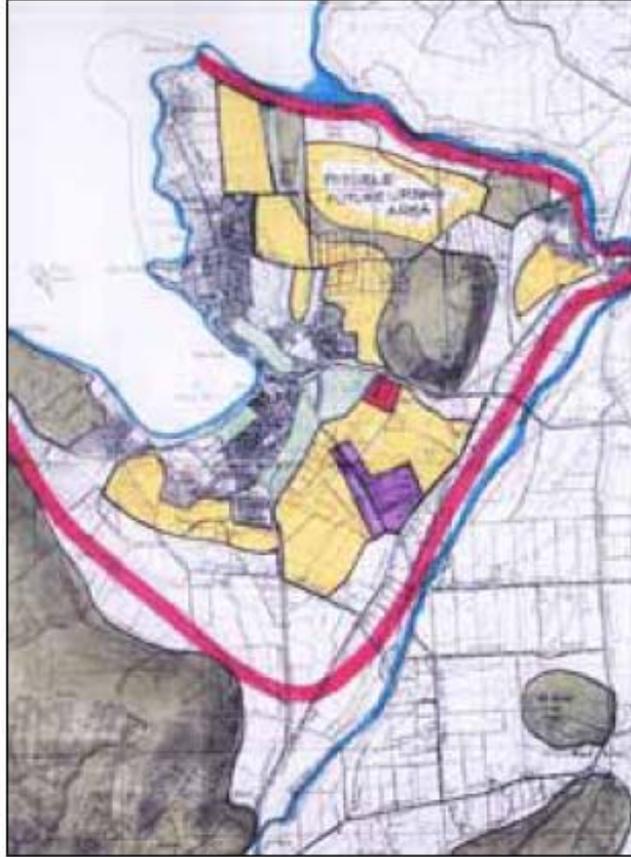
Wanaka 2020 Community Planning Exercise

The objective for the Wanaka 2020 workshop was to develop a growth management strategy for Wanaka, which is economically, socially and environmentally sustainable, and provides:

- A vital town centre, servicing the daily needs of Wanaka.
- Protection of key landscapes and views.
- Accessibility and ease of movement throughout the town area, by car and on foot.
- Access to natural recreational amenities, through walkways, cycle ways, public open space surrounding the town and access to the lakes and rivers.
- A clear statement of the desired character of the town, and of some of the surrounding rural area and a clear definition of the transition from town to rural areas.
- General growth management key points from the workshop were:
 - The long term boundary should remain inside the Clutha and Cardrona Rivers
 - A short term boundary should be clearly defined inside the long term, and the boundary should only be extended towards the long term limit as the expanded area is filled – and to avoid the scattered development outside a clear boundary.
 - A clear distinction between the town and surrounding rural area was seen as a priority.

A network of linked walkways and cycleways was seen as highly desirable for both locals and tourist use (having cycle and walkways together is acceptable). The proposed walkways through the Kirimoko Block assist in achieving this.

The Kirimoko Block was shown as an urban area within the inner growth boundary and is shown below:



The two key outcomes of the Growth Boundary are seen to be:

- Staging growth within the long term growth boundary
- Retaining the town's character.

The proposed Kirimoko Plan Change will assist in achieving these two key aspects of managing growth in Wanaka in that:

- The Structure Plan for the proposed Kirimoko Plan Change will enable in development to occur in a controlled and logical fashion in an area suitable for urban expansion.
- The proposed development can occur while retaining the low density feel of this part of Wanaka.

Dwelling and Infill Capacity

The Queenstown Lakes District Council has developed a model to determine the capacity of existing zones within the Queenstown Lakes District. The model was first designed in 2002 to model the “number of residential units an area is estimated to absorb within a set time period”.

From the current capacity of the area and based on a number of assumptions, we are able to estimate the future demand for zoning and how and at what speed that demand is being met.

This has been undertaken to determine the need for the proposed Kirimoko Plan Change. Following an analysis of the dwelling capacity model, it has been determined that the proposed Plan Change will provide required additional zoning to meet the needs of the present and future estimated population of Wanaka and its surrounds.

In Wanaka on average 156 additional dwellings are being demanded (i.e built) each year. This average is calculated using building consent figures of the numbers of dwellings consented to in the Wanaka area every year and the average is based on the years 2001 to 2004.

The Council has also commissioned a report to look in detail at the effect of the proposed Kirimoko Plan Change on dwelling capacity in the Wanaka area. This is attached as Appendix 5 to this Section 32 report. The report confirms that this Plan Change along with Peninsula Bay and the Albertown Plan Changes are necessary to cater for projected residential growth in the Wanaka area.

Draft Wanaka Structure Plan

The Wanaka township is under considerable growth pressure owing to its prime location. The Queenstown Lakes District Council is faced with having to sustainably manage this growth now and into the future.

In order to address the growth issues that Wanaka is experiencing the QLDC is undertaking a study to investigate and make recommendations as to the future zoning of land, and associated infrastructure issues, around the periphery of the existing urban area of Wanaka. In developing the study a number of alternatives were considered.

As a result of this analysis and associated public consultation, the conclusion has been reached that the most appropriate growth management tool for Wanaka is structure planning for the entire Wanaka area.

The purpose of the Structure Plan is to ensure that there is adequate land zoned for residential and other uses to cater for future growth.

Key principles that are underlined in the project are:

- Appropriate and efficient use of land and infrastructure to enable growth;
- Good urban design;
- Protection of open space and landscape values;
- Optimal rate of release of zoned land.

The draft Wanaka Structure Plan is a high level guidance document, providing the first step in any re-zoning process. Plan Changes to rezone land in accordance with the Structure Plan are anticipated. The Structure Plan sets out Staging Timeframes for the resultant Plan Changes (refer table within section 5.3 of the Structure Plan) and the criteria for landowners pursuing such Plan Changes. These include:

- Have landowners work with Council to determine a detailed structure plan for their area, clearly defining land uses, densities, demands on services, desired open space networks and credible roading patterns.
- Determine servicing requirements and associated costs.
- Ensure that the proposed land use is appropriate for the site, that essential roading and pedestrian linkages are provided, and that Council is able to service the development and finance any development of open spaces.

The Wanaka Structure Plan is still at a draft stage and is subject to further analysis being undertaken in early 2007 to complete this project. A copy of the Draft Wanaka Structure Plan document can be found in Appendix 8 of this document.

The proposed Plan Change for the Kirimoko Block was deemed to be the most appropriate re-zoning to “go first” as a result of it's proximity to existing zoning, and it's ability to be serviced. The Phasing Plan as contained in the draft Wanaka Structure Plan indicates it as Stage 1.

Affordable Housing [HOPE] Strategy – June 2006

The Queenstown Lakes District Council Affordable Housing Strategy entitled “Housing our People in our Environment” is known as the “HOPE strategy”. This study sets out a range of actions that the Council and the community should take to address issues of improving housing affordability.

Affordable housing is defined in the Strategy as being affordable if households can access adequate housing by spending a maximum of 30% of their gross income.

The HOPE strategy sets out actions that the Council proposes to undertake over the next 5 to 10 years to help address the growing problem of people and households in the District not being able to rent or buy houses due to the growing gap between incomes and rental and mortgage costs.

Access to affordable housing is recognised as being very important to a range of community outcomes that have been identified by the Queenstown Lakes District community over the last 4 years.

Any affordable housing scheme needs to strengthen the local economy by helping to retain and attract skilled workers, not just low income households.

The HOPE Strategy identifies a range of actions intended to address the housing affordability issues facing the District. Those of most relevant to the Kirimoko Plan change are:

- Encourage developers to enter into voluntary agreements to provide affordable/inclusive housing as part of larger scale subdivision and housing developments, and ensure that the affordability of any such housing is retained into the future.
- Support increases in opportunities for affordable/inclusive housing in lower density residential areas through the provisions for residential flats (for long term rental) in the District Plan.

- Identify any unnecessary constraints in the District Plan on non-traditional housing forms in locations that are otherwise appropriate for seasonal workers' housing, and, if so identified, work towards their removal.
- Continue to improve the design standards of intensive housing developments so that they are attractive to permanent residents.

This Kirimoko Proposed Plan Change has been adopted by the Queenstown Lakes District Council to provide additional zoned land stock for the Wanaka district. The Council and the landowners have agreed that a proportion of the houses or zoned land resulting from the zoning shall be allocated for affordable housing to be managed by an affordable housing trust. This percentage is to be 5%.

For the Kirimoko Plan Change this will result in 5% of the entire net developed area being made available for affordable housing. Given that the development may yield approximately 350 sections, 5% would equate to approximately 17 sections. Accordingly, 95% of the development will sold by the developer be at market rate.

As a result of consultation undertaken as part of this Plan Change process a small group of property owners within the existing developed areas of Rata Street expressed concern that the provision of affordable housing in the vicinity may result in decreased property values or decreased amenity.

Two concerns are presented here which will be addressed separately: 1) property values and 2) amenity values. International examples² have thoroughly documented the following:

1. That when community housing is integrated and built to an equivalent or greater standard as the neighbouring properties there is no long-term reduction in property values.
2. Often, the involvement of a Trust or non-profit housing organization in the development and ongoing management of the community housing units has resulted in superior maintenance of the property compared with the rest of the neighbourhood, and provides a vehicle for resolution of complaints should any occur. This is not available to the community when a property for community housing is not subject to such provisions.

It is also important to note that the Council's HOPE Strategy has been developed to assist working members of the community to settle in the District rather than moving to areas with a lower cost of living. Examples of the "type of people" to benefit from an affordable housing scheme are teachers and the members of the police force whose salaries are fixed nationwide and therefore do not reflect the higher cost of housing in this District. As further clarified by Council's "Community Housing Policy- Applicant Eligibility Criteria" adopted 5 May 2006, the incomes targeted through the affordable housing scheme are households earning between \$47,130 and \$87,526 per year. Clearly therefore affordable housing is not "state housing", (which is a function that is delivered by central government) in that the incomes of the recipients of affordable housing are too high to benefit from state housing.

For affordable housing to be assimilated within a community it is the Council's view that it should be "pepper potted" in existing and new neighbourhoods avoiding any concentration in any one area. For example, there is a commitment for some Community Housing in areas as diverse as Albert Town and Peninsula Bay in Wanaka. It is proposed all affordable housing stock will be managed by a Trust it is anticipated that the design and maintenance of the

² The Effects of Subsidised and Affordable Housing on Property values, A Survey of Research, California Department of Housing and Community Development

housing will be able to be managed long term; this can not necessarily be achieved for privately owned homes bought in the free market. It is therefore not appropriate that there are rules or policies within the District Plan protecting existing or proposed residents from affordable housing as this may be seen as discrimination.

Consultation

General and specific consultation of relevance to the Kirimoko Plan Change are summarised below in chronological order

Wanaka 2020

As part of the Wanaka 2020 strategic planning process three public meetings were held prior to the workshop. The workshop was held from 24-28 May 2002.

Wanaka Structure Plan

As part of this process numerous public meetings have been held:

- March 2004 Stakeholders Meeting
- May 2004 Open Days for the General Public
- June 2004 Public meeting to discuss the Structure Plan
- Submission period for general comments about the Structure Plan until 1 October 2004.
- Throughout this process consultation has been undertaken with the landowners around Wanaka.
- The Wanaka Structure Plan and associated reports to the Council's Strategy Committee have been available on the Council's website.

Public Meeting specifically relating to the zoning of the Kirimoko Block– 16 October 2004

A public meeting was held on Saturday 16 October 2004. The meeting was advertised in the Wanaka Sun (15 July 2004) as well as receiving newspaper and radio coverage. Letters were sent to the following residents and community groups explaining the proposed Plan Change and inviting them to the public meeting.

- Neighbours on Rata Street
- Neighbours of Aubery Road
- Residents on the service lane off Aubery Road
- The Wanaka Community Association
- The Wanaka Community Board

Approximately 30 people attended the meeting, where a presentation of the proposed structure plan for a low density residential zoning of the land known as the Kirimoko Block was provided. Attendees of the public meeting were invited to fill in comments forms and

Residential Growth

This Plan Change focuses on the issue of providing for the future residential growth of Wanaka in areas that are appropriate for additional development. It is intended to rezone this Rural General land to a low density zoning. The current zoning is considered inefficient (particularly due to the development rights that have been granted) and is not considered an appropriate use of land resources within the inner growth boundary of Wanaka as identified in the Wanaka 2020 process.

The Wanaka Low Density Dwelling Supply and Demand Analysis (Appendix 5) concludes that zoning is required for approximately 6,078 low density dwellings to meet the total demand and provide a 20% supply buffer by 2021. The average yearly demand for low density residential houses will be therefore 156 per houses per annum from 2006 to 2021.

The proposed re-zoning has the potential to create an additional 350 low density residential sections. Because of the nature of the landownership (13 different landowners) it is considered unlikely that all landowners will develop in the same time period and it is likely to be naturally staged over a significant period.

An important aspect of supply and demand analysis is to try and provide an adequate supply of density of housing types – in terms of form, density, location and affordability. The proposed Plan Change is also assisting with the provision of affordable housing for the Wanaka area, in that 5% of the developable land within the development will be given to the Community Housing Trust for community housing purposes.

Landscape

Other than the demand for residential growth the single most determining factor to stage this land is the landscape characteristics. As evidenced by the four landscape assessments that have been undertaken to inform this Plan Change it is imperative that the nature of the land and the topography, and landscape qualities of the site are given significant consideration.

The site is undulating and rises sharply to the north and any development of the zone, should the proposed zoning be approved, will need to take into account the topography of the site. An example of how development can affect topography if it is not properly planned is shown in these photos of the existing Kirimoko Crescent.



The above photos show the cuts in the topography created when Kirimoko Crescent was formed. They assist in demonstrating how important this landscape is and how through this Plan Change, appropriate planning provision should be made to avoid earthworks such as these occurring within this area of land in the future.

The Council has adopted Mr Rhys Givern's (Principal: Landscape Architect at CivicCorp) landscape assessment for the purpose of this Plan Change, for the following reasons:

- The landscape assessment has been undertaken using the same criteria as put forward in the Peninsula Bay Environment Court hearing (C010/2005) by an opponent of that Council Variation. One of the reasons that that Variation was not accepted by the Environment Court was on landscape grounds. The Court accepted that the Section 32 document that supported that Variation did not consider landscape issues (among other topics) strongly enough and subsequently the Variation was declined in its entirety.
- The analysis presents a logical solution to re-zoning in a sensitive landscape surrounded by existing development.
- The analysis provides for the provision of a connector road to the Peninsula Bay development in an areas that does not compromise landscape sensitivity.

An Analysis of the relevant Residential Objectives and Policies of the Partially Operative District Plan

Part 4 of the Partially Operative District Plan

The following section of this report identifies the existing District Wide objectives and policies that have some relevance and require consideration for this proposed Plan Change.

Part 4.1 Nature Conservation Values

Objective 1 - Nature Conservation Values

The protection and enhancement of indigenous ecosystem functioning and sufficient viable habitats to maintain the communities and the diversity of indigenous flora and fauna within the District.

Improved opportunity for linkages between the habitat communities.

Policies

- 1.1 *To encourage the long-term protection of indigenous ecosystems and geological features.*
- 1.4 *To encourage the protection of sites having indigenous plants or animals or geological or geomorphological features of significant value.*
- 1.5 *To avoid the establishment of, or ensure the appropriate location, design and management of, introduced vegetation with the potential to spread and naturalise; and to encourage the removal or management of existing vegetation with this potential and prevent its further spread.*

1.7 *To avoid any adverse effects of activities on the natural character of the District's environment and on indigenous ecosystems; by ensuring that opportunities are taken to promote the protection of indigenous ecosystems, including at the time of resource consents.*

1.11 *Encouraging the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.*

1.17 *To encourage the retention and planting of trees, and their appropriate maintenance.*

Although the Kirimoko Block does not contain large areas of indigenous vegetation, wetlands, or areas of esplanade reserves, the block does provide the opportunity to contribute to linkages between habitat communities. Furthermore, there are some established blocks of Kanuka within the Kirimoko Block which should be protected and enhanced through the plan change process. In particular, the area of landscape significance that is proposed to be protected from development will benefit from the planting and establishment of further native species including additional Kanuka.

Objective 2 – Air Quality

Maintenance and improvement of air quality.

Policies

2.1 *To ensure that land uses in both rural and urban areas are undertaken in a way which does not cause noxious, dangerous, offensive or objectionable emissions to air.*

The Otago Regional Council's Air Plan contains rules relating to the type of household fires that are appropriate in urban areas. As the Kirimoko Block is within the area defined by Schedule 1.2, any discharges from domestic heating appliances in Schedule 1.2 areas that do not meet the 4g/kg emissions standard, which are installed after 1 January 1998 are prohibited activities.

Part 4.2 Landscape and Visual Amenity

Issue 4.2.4 outlines the issues in relation to landscape, an issue of relevance to this Plan Change is one that was included as part of the Scenic Rural Roads Variation to the District Plan.

The visual effect of subdivision, development and associated activities may be increased when the form and colour of structures contrast with the surroundings and when they are located in visually sensitive areas. The demand for housing and other developments in the rural area is growing and poor location, siting and appearance of these developments threaten to increase the level of inappropriate modification of the rural landscape. The hill and mountain slopes surrounding the lakes assume greater importance because of their role in providing a setting for the lakes. Likewise the views from any roads and public places within the District assume increasing importance as they give visual access to the mountains, lakes and landscape that, in turn, are integral to the economic wellbeing of the District, and provide a sense of place to residents and visitors.

The ridge line around the Kirimoko Block is an example of a rural landscape providing a setting for the lake. It is important that this is not compromised further by additional development. It is acknowledged that there are already houses at the top of this prominent ridgeline on land adjacent to the subject site which were granted consent through Rural

Residential zoning. However it is considered that the existence of existing houses does not detract from the need to protect the ridgeline within the Kirimoko Block from any further development.

Objective 4.2.5 and subsequent Policy 1 is relevant to the Kirimoko Block.

Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.

Policies

1 Future Development

- (a) *To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.*
- (b) *To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.*
- (c) *To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.*

The objective and subsequent policies for future development support the development of the Kirimoko Block as directed by this proposed Plan Change. Protecting the upper areas and spurs from development while allowing development of the lower areas and gullies of the block and up into the gullies is in accordance with policies (a) and (b). For this reason it would be entirely appropriate to prevent buildings on this sensitive landscape (via a rule in the District Plan).

This is balanced by the Council promoting an increased density for development (Rural General Zoning to Low Density Residential Zoning) for the lower areas of the zone.

The third policy (c) supports a site specific zoning for roading as the topography is quite undulating and development has the potential to result in significant scarring from earthworks. There are isolated areas of Kanuka which are worthy of protection and enhancement where-ever possible.

6 Urban Development

- (b) *To discourage urban subdivision and development in the other outstanding natural landscapes (and features) and in the visual amenity landscapes of the district.*

This policy reinforces the need to protect the area of the Kirimoko Block with visual amenity characteristics from development. The proposed Plan Change will achieve this while allowing development in areas that can accommodate residential growth.

7 Urban Edges

To identify clearly the edges of:

- (a) *Existing urban areas*
- (b) *Any extensions to them; and*
- (c) *Any new urban areas*

- by design solutions and to avoid sprawling development along the roads of the district

The draft Wanaka Structure Plan and the Wanaka 2020 Community Plan are strategic community documents that have been adopted by Council. Both the draft Wanaka Structure Plan (2004) and the Wanaka Community Plan (2002) have identified areas within Wanaka and its surrounds that can absorb the future growth of Wanaka. The Kirimoko Block has been included as such an area. Once adopted by the Council they can form the basis for other Council policy, in this example they form the basis for a Plan Change to rezone Rural General land within the Kirimoko Block to Low Density Residential zoning, however, a full Section 32 analysis must be undertaken under the Act to test the community proposals against the rigors of the District Plan.

17 Land Use

To encourage land use in a manner which minimises adverse on the open character and visual coherence of the landscape.

The protection of the higher points of the Kirimoko Block is consistent with Policy 17.

Part 7 of the Partially Operative District Plan

Section 7 of the Partially Operative District Plan relates to the zoning of Residential areas. There are a number of issues that relate to the proposed zoning of the Kirimoko Block to promote residential zoning. Issue (i) relates to the Growth and Availability of Land.

7.1.2 Issues

i Growth and Availability of Land

The provision for and location of new residential activity

In considering the provision for and location of land for residential use, the Council must balance the need for and location of residential activity against the need to promote the sustainable management of the District's resources and amenities. These include services, energy efficiency, the life supporting capacity of soils, natural hazards, landscape, rural amenity, and social well being.

The location of the Kirimoko Block is considered appropriate for rezoning to enable residential development for the following reasons:

- Adjacent to existing Low Density residential development close to community facilities such as schools and arterial roads;
- Within the Urban Growth Boundary as defined during the Wanaka 2020 Community Plan process and consultation undertaken under the Wanaka Structure Plan;
- Can be serviced (Refer to Appendix 4);
- The land is not productively farmed and it's location in relation to existing urban areas may cause reverse sensitivity issues if it was farmed intensively;
- The previous decision to allow subdivision down to 4 ha blocks limits the ability for the blocks to be farmed productively
- The Dwelling Capacity Study undertaken by the Council supports the zoning of land for additional residential dwellings.
- There are no known hazards in relation to the Kirimoko Block;
- Parts of the lower Kirimoko Block are suitable for re-zoning as their landscape is not considered significant, while some of the upper areas of the Block warrant protection from intensive development. This Section 32 is supported by landscape assessments which address the suitability for development for different parts of the Kirimoko Block.

Natural Hazards

Parts of the towns and settlements are subject to flooding and other hazards. In other areas, residential expansion in areas at risk from flooding will, in the long-term, increase the amount and value of property vulnerable to flooding damage. The location of new development should minimise that risk.

The location of the Kirimoko Block is considered appropriate for rezoning to enable residential development for the following reason:

- The Hazard Register does not contain any potential hazards in relation to the Kirimoko Block

- The roading patterns outlined in the Kirimoko Plan Change Structure Plan avoids the need for excessive cut and fill of soil which could result in possible slips and exacerbate scarring on the landscape.

Productive Land

The future welfare of the District is not fully reliant on primary production of these soils but subdivision and development will result in the loss of their productive capacity. Any expansion over versatile soils needs to be balanced against the sustainable management of other natural and physical resources such as energy, infrastructure, services and the effects on important amenities.

The location of the Kirimoko Block is considered appropriate for the rezoning to enable residential development for the following reasons:

- The Kirimoko Block is under 13 different ownerships and is surrounded by urban or peri-urban landuses, and, as such would not make a productive farming unit.
- The topography of the land is undulating and steep in parts which would limit the agricultural and horticultural potential of the land.
- The use of the land for agricultural purposes may cause reverse sensitivity issues for neighbouring existing residential land.
- The Kirimoko Block can be serviced, servicing is not possible for other areas of rural land in the Wanaka area.

Servicing

Servicing infrastructure is a major physical resource and its efficient utilisation is of concern to the District. The costs of providing infrastructure to the community and future land areas is an important factor where the success of resource management can be measured in terms of efficiency. Efficient use of existing infrastructure must also be measured against other fundamental District objectives such as residential forms and protection of the visual amenities.

The location of the Kirimoko Block is considered appropriate for the rezoning to enable residential development for the following reasons:

- Appendix 4 outlines that the entire Kirimoko Block can be serviced adequately without the need for further up-grades. However as previously discussed, because the upper areas of the site are more sensitive to built form the full servicing capacity for the entire block is not required.

ii Landscape

The relationship of urban areas to the natural landscape

The District is dominated by a landscape of outstanding quality which provides a sense of place and belonging for all communities as well as the source of economic activity and recreation. The attraction and quality of the residential environments and any extensions to those environments must be closely related to the need to protect and enhance the visual amenity of the District.

The location of the Kirimoko Block is considered appropriate for rezoning to enable residential development:

- The proposed plan change has been drafted to take account of and to protect the important landscape characteristics of the Kirimoko Block. Significant weight has been given to the landscape characteristics of the site while also demonstrating reasonableness as to the ability of the Kirimoko Block to absorb some appropriate development. Landscape Assessments are included as Appendix 2 to this report. The Council has adopted the Landscape Assessment of Rhys Givern of CivicCorp for the purposes of this Plan Change as it best represents a fair and reasonable assessment to determine appropriate development for the Kirimoko Block. That landscape assessment is very similar to that undertaken by Ralph Kruger of Morgan Pollard who created the structure plan for the Council (which includes the landscape line depicting areas to be zoned Low Density Development and protected from development).

Policies and Objectives

Objectives 1, 2 and 3 and their subsequent policies are relevant to this proposed Plan Change, and the following tables show how they support the rezoning of the Kirimoko Block to enable residential development.

Objective 1 – Availability of Land	
<i>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.</i>	
<i>1.1 To zone sufficient land to satisfy anticipated residential demand.</i>	Yes – the proposed Plan Change will achieve this.
<i>1.2 To enable new residential areas in the District.</i>	Yes – the Proposed Plan Change will achieve this.
<i>1.3 To promote compact residential development.</i>	Yes – Whilst High Density Zoning would achieve this to a greater degree that form of zoning is not supported by the community for this locality. This is discussed in the urban design report by Rebecca Skidmore in Appendix 3 of this report. The proposed Plan Change is within the urban growth boundary supported by the community and is immediately adjacent to existing development and therefore would not result in an isolated pocket of development.
<i>1.4 To enable residential growth in areas which have primary regard to the protection and enhancement of the landscape amenity.</i>	Yes – A number of landscape assessments have been undertaken for the site to determine the most appropriate areas within the site for residential zoning.
<i>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.</i>	Yes – the proposed Plan Change seeks to re-zone an area of (rural) land to urban within the urban growth boundary. Further out from this is Rural Residential zoning (Anderson Road) which

	provides a buffer to the Rural General Zoning. The landscape buffer (building line restriction area) that will be implemented as part of this Plan Change further assists in maintaining this distinction and creating a firm urban edge in this locality.
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Objective 2 - Residential Form	
<i>A compact residential form readily distinguished from the rural environment which promotes the efficient use of existing services and infrastructure.</i>	
<i>2.1 To contain the outward spread of residential areas and to limit peripheral residential or urban expansion.</i>	Yes – the present Rural General zoning is somewhat incompatible with surrounding (low density and rural residential) land use. The “filling in” of residential zoning in areas of the Kirimoko Block capable of absorbing residential activities is considered appropriate. NB: Rural Building Platforms on 4ha lots are now contrary to this and above policies.
<i>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.</i>	Yes – This area is within an area highlighted as suitable for residential activities and is surrounded by similar
<i>2.3 To provide for rural living activity in identified localities.</i>	Yes – For landscape reasons it is not considered appropriate for Low Density Residential zoning to occur up to the eastern boundary but rather that an area protected from buildings along the prominent ridge line.
<i>2.4 In new residential areas encourage and provide for development forms which provide for increased residential density and careful use of the topography.</i>	Yes – Low Density Residential zoning is considered appropriate for the low lying areas and the Wanaka community are supportive of this intensity of development. Topography of the Kirimoko Block has dictated that some parts are inappropriate for development and should remain development free. Residential flats as an addition to residential dwellings are an appropriate way to achieve increased density without compromising amenity.

Objective 3 - Residential Amenity	
<i>Pleasant living environments within which adverse effects are minimised while still providing the opportunity for individual and community needs.</i>	
<i>3.1 To protect and enhance the cohesion of residential activity and the sense of community and well being obtained from residential neighbours.</i>	Yes – This zone change will contribute to the provision of residential zoning for Wanaka residents. The Plan Change will create a well designed urban environment. Connected streets and walkways will result in a residential neighbourhood and sense of community.
<i>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.</i>	Yes – The proposed Low Density Residential zoning is consistent with this.
<i>3.3 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</i>	Yes – The zoning will be controlled by the rules for the Low Density Residential zone. The Council is also going one step further by inserting a structure plan and associated rules, policies and objectives to protect the landscape characteristics of the Kirimoko Block which are not protected by just mainlining low density zoning.
<i>3.4 To ensure hours of operation of non-residential activity do not compromise residential amenity values, social well being, residential cohesion and privacy.</i>	Yes – This is covered by existing plan rules.
<i>3.5 To ensure a balance between building activity and open space on sites to provide for outdoor living and planting.</i>	Yes – Low Density Residential zoning requires a maximum of 40% site coverage leaving open space on sites for outdoor living and planting.
<i>3.6 To ensure residential developments are not unduly shaded by structures on surrounding properties.</i>	Yes – All buildings will be governed by the 7m height and recession plane rules.
<i>3.7 To ensure noise emissions associated with non-residential activities are within limits adequate to maintain amenity values.</i>	Yes – These are provided for by the District Plan rules.
<i>3.8 To encourage on-site parking in association with development in residential areas to ensure the amenity of neighbours and the functioning of streets is maintained.</i>	Yes – These are provided for by the District Plan rules, additional areas of parking for visitors etc are provided within road reserves.
<i>3.9 To provide for and encourage new and imaginative residential development forms within the major new residential areas.</i>	Yes – The proposed structure plan utilises good roading patterns, walkways and planting

	which are all consistent with this policy.
<i>3.10 To require acoustic insulation of buildings located within the airport Outer Control Boundary, that contain critical listening environments.</i>	Not applicable.

Section 32 Analysis - Broad Alternatives for the Proposed Plan Change

Option 1 – Retain Status Quo

Explanation

The status quo is Rural General zoning in the Partially Operative District Plan. This zoning enables further subdivision as a discretionary activity and requires strict adherence to landscape assessment matters.

All of the 13 lot owners have an approved residential building platform within their lots and can build on these at any time subject only to a controlled activity resource consent; one landowner has already established a house on their building platform.

Rural General zoning enables the use of the land for rural purposes such as cropping and the farming of livestock. That use does not necessarily co-exist well with neighbouring Low Density Residential activities

Effectiveness

This option is not deemed to be effective in achieving the above objectives as the surrounding land is a mixture of Low Density Residential and Rural Residential zoning. The rural use may be compromised by the increasing urbanisation of surrounding land area.

As part of the Dwelling Capacity Studies and associated updates and the Wanaka 2020 and Structure Planning processes it is apparent that some additional land is required to cater for an increased population. Retaining the Kirimoko Block as Rural General would not assist in providing additional residential capacity for Wanaka.

Efficiency

This option is not an efficient use of the Kirimoko Block as there is some capacity for increased residential density which is not anticipated and can not be utilised under Rural General zoning.

This land is longer suitable for efficient farming/rural activities that would be compatible on an urban/rural boundary.

Benefits

The existing large 4ha lots, when developed with single dwellings and accompanying landscaping, may be effective in maintaining semi-rural amenity at the periphery of the Wanaka Township. However over time this will now longer be on the periphery of the Wanaka Township and will be an anomaly surrounded by urban uses.

The topography of the Kirimoko Block is quite undulating and urban development has the potential to alter the landforms. Not allowing urban development of the Kirimoko Block could assist in the protection of some of that landform. The locations of the approved building platforms mostly do not compromise the significant spurs.

The existing zoning and the permitted building platforms locations provide rural amenity to neighbouring developments and existing neighbouring houses.

Costs

The lots within the Kirimoko Block range from 2 to 7 hectares and would be difficult to farm productively. The current zoning does not enable further provision for residential growth, other than existing (approved) building platforms.

Smaller lots require intensive use to be productive. Such intensive uses are generally less compatible with residential activity than less intensive uses.

The permitted building platforms (particularly once development with houses and associated curtilage) may make it harder in the future to intensify the development of the land comprehensively if required.

Inefficient use of land within close proximity of an urban area may result in development in the Rural General Zones outside of the urban boundaries. This has potential adverse effects, including urban sprawl (and its efficiencies regarding servicing and increased travel to and from a site) and reserve sensitivity issues. This may compromise rural activities in areas more suited to primary production.

The current zoning of the land would only enable subdivision through the discretionary activity regime of the Rural General Zone, which creates uncertainty. As the tenure of the land is under different landowners, piecemeal and potentially un-sympathetic subdivision can occur.

Existing infrastructure is left under-utilised.

The very low density of development would not assist with providing density for public transport in the future or a strong urban neighbourhood.

Option 2 – Retaining Rural General Zoning and utilising the resource consent process to enable development for residential purposes.

Explanation

This option would not involve a Plan Change and would instead rely on the landowners utilising the resource consent process to undertake any additional development of their land.

Effectiveness

This option is not considered effective at achieving the aforementioned objectives as the Rural General zoning does not envisage development at the density contemplated by the Plan Change (low density type zoning) and would not be supported by the objectives and policies for the zone. This option is quite risky and may result in lengthy planning processes.

This option may result in sprawl and inefficient use of the Kirimoko Block, and proper regard may not have been had to integrated servicing and layout of any development. Inappropriate subdivisions may make future re-development of the land disjointed, inappropriate, or unsuitable.

This option would result in an un-connected roading pattern and lack of certainty.

Efficiency

Individual resource consent applications are unlikely to achieve efficient density for urban development when the underlying zoning is Rural General. Consequently the land would be further compromised for rural activity without the benefits of a increased comprehensively designed structure within the residential density sought by this plan change.

This option is inefficient and may result in the inefficient use of land suitable for more intensive residential purposes (i.e. low density residential development). If all 13 landowners undertook separate subdivisions on their land this may result in inefficient and unsuitable roading patterns, waste of land, loss of kanuka, and may compromise the landscape qualities of the Kirimoko Block.

This option does not provide for a comprehensive approach as a Plan Change will.

Benefits

This method would not require any time and cost to be incurred by the Council in undertaking a Plan Change.

The assessment of discretionary resource consent applications under this method enables the consideration of effects on landscape values, infrastructure etc, however only on a piecemeal basis application by application.

Costs

It is more difficult or impossible in some instances to consider the broader issues such as connected streets, walkways, ecological corridors or affordable housing, or achieve good

results on issues, such as landscape on a piecemeal basis. Through the resource consent assessment process.

The process would be more costly and uncertain for the 13 landowners. In addition, there would be the loss of the economies of scale of a large development and at the implementation stage, e.g. infrastructure.

The Rural General Zone rules do not provide for residential development to the level envisaged by the Wanaka Structure Plan for this land.

The site has been identified as appropriate for future residential growth and the resource consent process is considered unlikely to be the best method to achieve this.

There would be a undesirable precedent effect if resource consents were granted affecting the integrity of the Rural General zone.

Option 3 – A Plan Change – A new site specific special zone that provides for specific rules for the site to enable residential development and the development of the Catholic School on Lot 1.

Explanation

This option involves the creation of a Special Zone (Part 12 of the Partially Operative District Plan). This would involve the drafting of a new set of issues, objectives and policies, and rules for this new zone.

Effectiveness

This option would be effective at achieving the aforementioned objectives in that a very specific set of policies, objectives and rules can be created for the Kirimoko Block that would take into account all of the site specific characteristics of the area.

This ensures that future residential growth is provided for in a sensible location that can be adequately serviced, and is located alongside existing residential development. Consequently, this assists in the avoidance of urban sprawl.

This option also gives the opportunity to address other important issues such as the landscape of the Kirimoko Block and the creation of a well defined urban boundary.

Efficiency

This option would not be practically efficient as it would be relatively time consuming to prepare and would result in the duplication of many of the same rules, policies and objectives as already used in other parts of the District Plan.

Benefits

The benefits of this option include providing certainty by clearly establishing in the Plan objectives, policies and rules for future development of the site. This method also gives certainty to the community as to what could happen on the site.

Enables the Council to develop rules specific to the landscape values of the site.

Gives certainty to the Catholic School.

Ensures that future residential growth is provided for in a sensible location that can be adequately serviced, and is located alongside existing residential development. Consequently, assists in the avoidance of urban sprawl.

Costs

The development of issues, objectives, policies and rules specific to the site will be costly.

The new special zone may create confusion in an already complex District Plan.

The Kirimoko Block is not too dissimilar to other proposed or established residential zones and the creation of a new set of rules would potentially necessitate duplication in the District Plan.

The possibility of a precedent being set for a new “special zone” each time there is a plan change.

The possibility that as the District Plan changes over time subsequent plan changes involving similar zones (LDR), may not involve the Kirimoko Block, for example if the density of the Low Density Residential Zone was to change.

Conclusion

A special zone is not an efficient way of re-zoning the Kirimoko Block and should not be supported.

Option 4 – A Plan Change – Low Density Residential Zone, as provided for in other residential areas in Wanaka.

Explanation

This option involves changing the zoning of the entire site, from Rural General to Low Density Residential Zoning.

Effectiveness

This option would be effective in changing the zoning to one that is similar to surrounding zoning.

The option provides certainty to landowners that the land can be developed for low density residential purposes.

This option provides additional low density residential zoning to meet the future residential needs of the community through anticipated growth.

This option would not on its own be effective as it would not achieve connectivity, landscape protection, walkways, or certainty of design.

Efficiency

This option is efficient in that it does not result in discretionary resource consents being applied for by landowners to develop their land therefore does not impose any significant transactions costs to landowners.

This would be a relatively simple plan change to the District Plan and would not require substantial resources from the Council to prepare but would likely lead to a number of submissions due to being overly simplistic.

Benefits

This would be a relatively simple Plan change to be undertaken by the Council and would absorb limited resources in preparation but Stage 2 of the Plan Change (receipt of submissions up to a hearing) is likely to cost more.

This option provides certainty to the landowners that the land can be developed for residential purposes.

This option provides for development consistent with the rest of Wanaka.

The Plan Change would provide additional residential zoning to meet the future residential needs of Wanaka.

Costs

This option does not take into account any specifics of the site, which include the undulating topography, landscape concerns, and existing neighbouring development. This option would

not enable additional rules, policies and objectives to be added to the Plan to consider these specifics.

This option would not address the interface with surrounding development and properties nor provide certainty to the Catholic Church for the school for future activities beyond those approved by resource consent.

Residential zoning without specific provisions does not provide for specific landscaping, walkways, and roading patterns.

Conclusion

This option is not considered the most appropriate way of achieving the purpose of the Plan Change as low density residential zoning over the entire site will not provide the framework for the layout and landscaping/walkways provisions that have been proposed, nor will it provide adequate protection for the sensitive parts of the site. Because of the potential risks it is unlikely that the Council would support a Plan Change that did not take into account the specifics of the site.

Option 5 – A Plan Change – Low Density Residential Zone with a Structure Plan and specific provisions enabling the securing of walkways, the primary roading network and the Catholic School.

Explanation

A Plan Change that is based on the provisions of the Low Density residential zoning but with the inclusion of additional provisions specific to this site.

Effectiveness

This option is effective at achieving the objectives as it provides certainty that low density style housing development is appropriate for the site.

This option provides certainty for the Catholic School within the framework of the District Plan is positive as the Catholic Church as promoter of the school is not a requiring authority under the Act and this will assist them in future growth of the school.

This option provides for additional growth to meet the future residential needs of the Wanaka community and ensures that new residential growth will be consistent with surrounding residential areas in Wanaka.

This option protects those parts of the site not suitable for urban development due to landscape sensitivity.

Efficiency

The option is efficient as it allows the Council to secure the underlying zoning as low density residential (similar to that of existing neighbourhoods) while adding additional layers (including new policies, objectives, and rules to the District Plan) to take into account of the site specific characteristics of the Kirimoko Block.

This option does not “clutter” the District Plan with an additional Special Zone but provides some site specific provisions in addition to the existing low density residential zoning.

This approach provides for an efficient use of land. The area of the Kirimoko Block that is suitable for low density development can be zoned as such, while the area that is inappropriate for development because of its landscape and other characteristics can be protected from development specific provisions via the Plan Change. Whilst this means the overall yield from the site is reduced, it is considered to be justified by the landscape values of the upper portion of the subject land.

Any future proposed changes to the Low Density Residential Zone within the District Plan will also apply to the Kirimoko Block.

Other rules within the District Plan will still apply to the Kirimoko Block where necessary such those relating to signage, hazardous substances and discharges of contaminants.

This approach eliminates the need for costly, time-consuming and uncoordinated resource consent applications by the developer of each existing lot. The inclusion of a structure plan

in the District Plan eliminates the need for each lots to plan access through other adjacent lots and location of the walkway is secured through the Plan Change process.

Benefits

This option would result in the changing of zoning to enable low density residential zoning while taking into account the topography of the Kirimoko Block and its ability to absorb residential development without additional environmental effects.

This method will enable the comprehensive residential development of the Kirimoko Block which is not easily achieved through the existing Rural General Zoning or Low Density Zoning by requiring a structure plan. The low density zoning which is proposed for the lower areas of the Kirimoko Block is consistent with neighbouring zonings.

A walkway to connect adjacent developments can be included and secured within the Plan Change and areas of native vegetation can be also protected.

Subsequent development of residential housing will not require resource consents, which will result in a cost saving to individuals.

Costs

As this method does require adding an additional level of complexity to the District Plan the initial cost of undertaking a Plan Change is relatively expensive. However, once the Plan Change is operative it will provide certainty and lower costs for complying subdivision resource consents and no further resource consents will be requiring for complying building development.

Some nearby residents may see the re-zoning of this land as the loss of a rural amenity or reserve area within a built up urban area.

Conclusion

This option provides the most appropriate level of certainty for the community and the Council. The inclusion of the structure plan has resulted in an additional layer of certainty as to the principle roading layout and areas that can not be developed.

Appropriate rules, objectives and policies need to be added into the District Plan to secure the opportunity to assess any application against the structure plan to ensure it's acceptability.

Site Specific Assessment for the Kirimoko Block

It is considered that the most appropriate format for the re-zoning of the Kirimoko Block is to zone the land capable of absorbing development Low Density Residential while protecting the other areas from development (i.e option 5, as previously discussed).

The following table considers the options to be included in any structure plan and rules, policies and objectives for this Plan Change.

Options	Effectiveness and Efficiency	Costs and Benefits	Recommendations
The appropriate method of preserving the area of Landscape Significance			
Option 1: Remain as Rural General Zoned land	This option is not effective or efficient as it will result in an "island" of Rural General Zoned land between Low Density Residential and Rural Residential Zoned Land, this will be compromised through resource consents being applied for to build on the land.	This option would not result in any costs as the land would remain Rural General. Rural General Zoning has more tests for development than Low Density Zoning which anticipates development. Each lot owner will only be able to build by right on their existing building platform.	This option is not considered appropriate as it does not provide any security that the area of landscape significance will be protected. Do not pursue this option.
Option 2: Rezone as Open Space Protection area (as in Peninsula Bay)	This option would be effective in protecting this area of landscape significance by preventing any built form but allowing the community to use of the area effectively as a reserve. It is efficient in the sense that the area could be used by the community as a reserve but would not need to be owned by the community as such. The community is already serviced by	This option was appropriate in the case of Peninsula Bay as that land was all in one ownership and the Council was able to secure maintenance and enhancement costs over time for that zone. As the Kirimoko Block is owned by 13 lot holders it is considered too unwieldy to try and achieve the same type of agreement. A benefit of this option would be that buildings and development	This option is not considered appropriate as the Council will not be able to secure an on-going commitment to maintain the land with 13 lot owners and can not justify the on-going maintenance costs. Do not pursue this option

	a number of reserves in the area and no further reserves are seen as required to service current and zoned population of this area of Wanaka.	would be prevented on this area of the Kirimoko Block.	
Option 3: Council to obtain as a Council reserve.	This option would be effective in protecting this area of land from development. This option is not considered efficient as the Council is not in the position to purchase additional reserves in this area of Wanaka.	There would be a large cost to the community for purchasing this land as reserve. A benefit would be the Council can maintain the land and protect it from inappropriate development. However, the Council is not in the position to purchase all land in the District where development is seen as being inappropriate.	This option is not considered appropriate as the land is not required as reserve by the Council. The adjacent Peninsula Bay reserve area is going to be taken over by the Council in time, but in the mean time the owners of the land pay the full cost of maintenance and enhancement over time. This would be almost impossible to achieve this 13 landowners. Do not pursue this option
Option 4: Rezone as Low Density Residential with a Building Line Restriction over the land.	This option would be effective in that the building line restriction would prevent development subject to a non complying resource consent. However, if a landowner was able to obtain a non complying resource consent for development on the building line restriction area then the underlying zoning (Low Density Residential Zoning) anticipates development. This would make it more difficult to prevent development.	A cost would be that the underlying low density zoning would anticipate development, should a landowner be granted non complying consent to develop within a building line restriction area then the underlying zoning is considered.	This option is not considered appropriate as it does not afford the greatest security. Do not pursue this option
Option 5: Remain as Rural General Zoned Land with a Building Line Restriction over	This option would be effective in that the building line restriction would prevent development	This option affords the greatest protection as developing land with a building line restriction	This option is considered the most appropriate option as it affords the most protection of this sensitive

the land.	subject to a non complying resource consent.	would require a non complying resource consents (development is not anticipated under this consent category) then the second test would be the underlying zoning. Development in the Rural General Zoning outside building platforms is not anticipated.	landscape. Recommendation: Zone all land with landscape significance Rural General with a Building line restriction over it.
Appropriate method of imposing a structure plan with associated objectives, policies and rules			
Option 1 – Include a structure plan within the District Plan to show major roading and walkway linkages, with associated objectives and policies supporting it.	This option would be effective in that it provides another layer of rules within the District Plan to ensure that the Kirimoko Block, when developed, will contribute towards a high quality urban environment. The reports which are relied on within this Section 32 report conclude that development is appropriate for most of the Kirimoko Block, however this development should be undertaken in a sensitive manner taking into account neighbouring uses and the topography of the site. By including a structure plan which has been created to provide for appropriate development and requiring all development to adhere to this or require a discretionary activity resource consent then proper regard can be had to the effect of development on this land. This could not be	A cost of including a structure plan and associated policies and objectives within the district plan is that it slightly complicates the District Plan. Another layer of complication is added that is not required under the existing rules under the Low Density Residential Zone. A benefit of this option is that development can be undertaken on the Kirimoko Block that fits into the low density environment but with the certainty that that development is appropriate for the topography and adjacent proposed and existing development. A structure plan is an appropriate mechanism for confirming an appropriate roadway and walkway network for the zone. Objectives and policies which guide further	This option is deemed the most appropriate as although it requires another layer of rules, objectives and policies in an already complicated District Plan this option offers the greatest opportunity for appropriate development within the Kirimoko Block and the protection of land that is not suitable for development. Recommendation: That a structure plan is included within the District Plan showing the roading and walkway linkages, and that objectives and policies drafted to support the structure plan. Any subdivision consistent and subsequent to the structure plan would be a limited discretionary activity, any subdivision which seeks to amend the structure plan would be non complying.

	<p>undertaken under the controlled activity regime within the existing low density rules.</p> <p>It is important that any structure plan included within the District Plan is supported by associated objectives and policies to give the processing planners guidance when processing the discretionary activity resource consents.</p> <p>Propose to make subdivision a limited-discretionary activity within the Block, and that any subdivision that seeks to change the underlying pattern in the structure plan is a non complying activity.</p>	<p>development within the Kirimoko Block will assist in guiding development which is not consistent with the Structure Plan. Sub-division will be a limited discretionary activity to ensure that the Council has sufficient control over the effects of the subdivision of the land, subdivision is a controlled activity within most other parts of the Low Density Residential Zone.</p> <p>This could not be undertaken under the Low Density Rules within the District Plan at present.</p>	
Option 2 – Include a structure plan without any associated rules, objectives and policies.	<p>This option is not considered effective or efficient as it does not give any guidance as to what the structure plan is seeking to achieve. This would make it difficult for a processing planner to process resource consents.</p>	<p>The costs of this option would be the structure plan not being supported by appropriate objectives and policies to give guidance as to the intent and purpose of the structure plan and any resulting development.</p> <p>The only benefit to this option is that it does not require specifically drafted objectives and policies to be included within the District Plan specific to the Kirimoko Block.</p>	<p>This option is not deemed appropriate and should not be further considered.</p> <p>Do not pursue this option.</p>
Regarding whether Commercial uses or a Corner Shopping Centre is appropriate within the Kirimoko Block			
Option 1: Rezone an area of the Kirimoko Block for commercial purposes	<p>This option would be effective in that this would enable the provision of a small commercial area (corner dairy etc) to service</p>	<p>Benefits of this options would include the reduction of the reliance on cars for to access shops for necessities such as</p>	<p>This option is not considered appropriate within this Plan Change, however should demand for commercial activities be desired within</p>

	<p>this part of Wanaka. It is envisaged that this part of Wanaka with its existing and proposed zoning, and vicinity to schools would support this type of use. This was also supported by Rebecca Skidmore in her Urban Design report.</p>	<p>bread, milk etc. Could provide a focal area for this part of Wanaka and contribute to neighbourhood amenity. No landowners within the Kirimoko Block have expressed strong support for the inclusion of this type of zoning as part of the Plan Change and the members of the community at the 2006 community meeting were indifferent to this landuse. Without landowner support or any ability to compel them to development such a commercial business the zoning is likely to go un-developed which would be inefficient.</p>	<p>the area over time then this option should be further assessed.</p> <p>Do not pursue this option</p>
<p>Option 2: Leave as status quo.</p>	<p>This option is effective in that any applicant could still apply for a commercial activity as a non complying resource consent within the Low Density Residential Zone.</p>	<p>Does not allow of commercial activities to occur as of right within the Kirimoko Block. There are however opportunities for commercial activities to occur as part of the Scurr Heights development. If there is sufficient demand the Council may undertake a Plan Change to promote this.</p>	<p>As there is not a clear demand for commercial zoning within this area it is recommended that the status quo should remain. This does not preclude any owner from lodging a resource consent to undertake commercial activities on their land as part of any development.</p> <p>Recommendation: Maintain Status Quo</p>

Conclusions

Following the assessment of the various alternatives for this site it is concluded that it is appropriate to re-zone that part of the Kirimoko block that can absorb development from Rural General to Low Density Residential, and to protect that part of the block that can not absorb development by including a building line restriction into the District Plan (Option 5). To create a well designed development among undulating topography it is considered necessary that a structure plan is added to the District Plan to secure the layout and location of the principle roads and their location. The structure plan also shows the location of a pedestrian/cycle access way that is to be formed as part of any development of the Kirimoko Block.

The proposed rules, policies and objectives as well as the structure plan are proposed to be added to the Residential Zone (Part 7 of the District Plan) and the Subdivision, Development and Financial Contributions (Part 15 of the District Plan). It is considered through the Section 32 analysis that the existing framework for subdivision and development of Low Density Residential Zones within the District Plan are not appropriate on their own to achieve the objectives for development on this land or site specific enough for this area of land.

The Council considers that the proposed rules, policies and objectives create a fair balance to enable the provision of more residential land to meet the future growth needs of Wanaka while securing the protection of a significant landform within the area.

Structure Plan

The Structure Plan has been developed based on the report of the Council's landscape architect (Appendix 2 and its recommendations) and takes into account the topography of the land, adjacent land uses, the conclusions of the Wanaka Structure Plan process, as well as the Environment Court decision relating to Peninsula Bay Variation on adjacent land.

The Structure Plan clearly identifies the land which can be developed because of its low lying topography and the land which should be protected through this Proposed Plan Change process.

The principle roading network is included as part of the Structure Plan. Whilst any roading pattern has the potential to require large amounts of cut and fill, the roading layout outlined in the Structure Plan alleviates this as much as possible. Any additional roading required to service the subdivision of the lots that form the Kirimoko Block will require a limited - discretionary activity resource consent, to ensure that the Council has the ability to require roading and development to occur with the least environmental and visual effects and to ensure connectivity.

Provisions

The proposed issues, objectives and policies, and rules to be added into the District Plan through this Plan Change seek to ensure that development of the Kirimoko Block is undertaken in such a way that emphasis is placed on ensuring development fits in with the topography of the area and the surrounding existing land uses.

Stakeholders Deed

In order to achieve the Council's objectives for affordable housing, a walkway and provisions to improve the amenity of the Kirimoko Block a stakeholder's deed has been entered into between the owners of the Kirimoko Block and the Council. This stakeholder deed will sit alongside the District Plan provisions.

Proposed issues, rules, policies and objectives

Insert as 5.3.3.4 Non Complying Activities in the Rural General Zone

- vi Any building or development within the area of landscape protection that is protected by the building line restriction (as shown on the structure plan) other than development required for the creation of pedestrian or cycle access-ways.

Insert in Rural Areas 5.2 Objective 8 and associated policies

Objective 8 - Building Line Restriction Area

To prevent development of the sensitive upper area of the Kirimoko Block in Wanaka.

- 8.1 To protect the visually sensitive upper area of the Kirimoko Block by limiting development to low lying areas and areas of concealed topography such as the gullies.
- 8.2 To maintain the open character of the building restriction area by promoting the planting of small native plants and shrubs.
- 8.3 To ensure the protection of the prominent ridgeline from development.

Insert in 7.3.3 Objectives and Policies – Wanaka Residential Area, objective 4 and policies 7 and 8.

Objectives

4. To provide for the expansion of the Catholic School in Wanaka within the thresholds of the Low Density Residential Zone

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.

Issues

Insert as 15.1.2 viii

Appropriate Subdivision - Kirimoko Block Wanaka

The Kirimoko Block is predominantly undulating topography and inappropriate subdivision and development has the potential to require significant earthworks and may compromise the significant spurs surrounding the block.

Objectives and Policies

Insert as 15.1.3 Objective 7

To create a liveable urban environment which achieves best practice in urban design; the protection and incorporation of landscape and environmental features into the design of the area; and high quality built form.

Insert as 15.1.3 Objective 7 policies 7.1 – 7.9

- 7.1 To protect the landscape quality and visual amenity of the area and to preserve sightlines to local natural land forms.
- 7.2 To require that the walkway from Scur Heights across the Kirimoko Block to Peninsula Bay is completed before any subdivision is applied for.
- 7.3 To protect the natural topography of the Kirimoko Block and to incorporate existing environmental features into the design of the site.
- 7.4 To ensure that urban development of the site is restricted to low lying areas and areas of concealed topography, such as the gullies, and that visually sensitive areas such as the spurs are left undeveloped.
- 7.5 To ensure the provision of open space and community facilities that are suitable for the whole community and which are located in safe and accessible areas.
- 7.6 To develop an interconnected network of streets, footpaths, walkways and open space linkages which facilitate a safe, attractive and pleasant walking, cycling and driving environment.
- 7.7 To provide for road and walkway linkages to neighbouring developments.
- 7.8 To ensure that all roads are designed and located to minimise the need for extensive cut and fill and to protect the natural topographical layout and features of the site.
- 7.9 To minimise disturbance of existing native plant remnants and to enhance areas of native vegetation by providing linkages to other open space areas and to areas of ecological value.
- 7.10 To design for stormwater management which minimises run-off and recognises stormwater as a resource through re-use in open space and landscape areas.
- 7.11 To require the roading network within the Kirimoko Block that is planted with appropriate trees to create a green living environment appropriate to the area.

Insert in Subdivision, Development and Financial Contributions, 15.2.3.3 (vii)

- (vii) Any subdivision complying with the principal roading layout depicted in the Kirimoko Structure Plan shown on Page 7-59 (including the creation of additional roads, and/or the creation of access ways for more than 2 properties) shall be a Limited Discretionary Subdivision Activity (provided that any land subdivided which includes land within the building restriction area shall be held in a title including land and a building platform below the building restriction area.
The Councils discretion will be limited to the following:
 - Any earthworks required to create any vehicle accesses or building platforms
 - The design of the subdivision including lot configuration and roading patterns

- Creation and planting of road reserves
- The provision and location of walkways and the green network at illustrated on the Structure Plan
- The protection of native species as identified on the structure plan.

Insert in Subdivision, Development and Financial Contributions, 15.2.3.4 (vi)

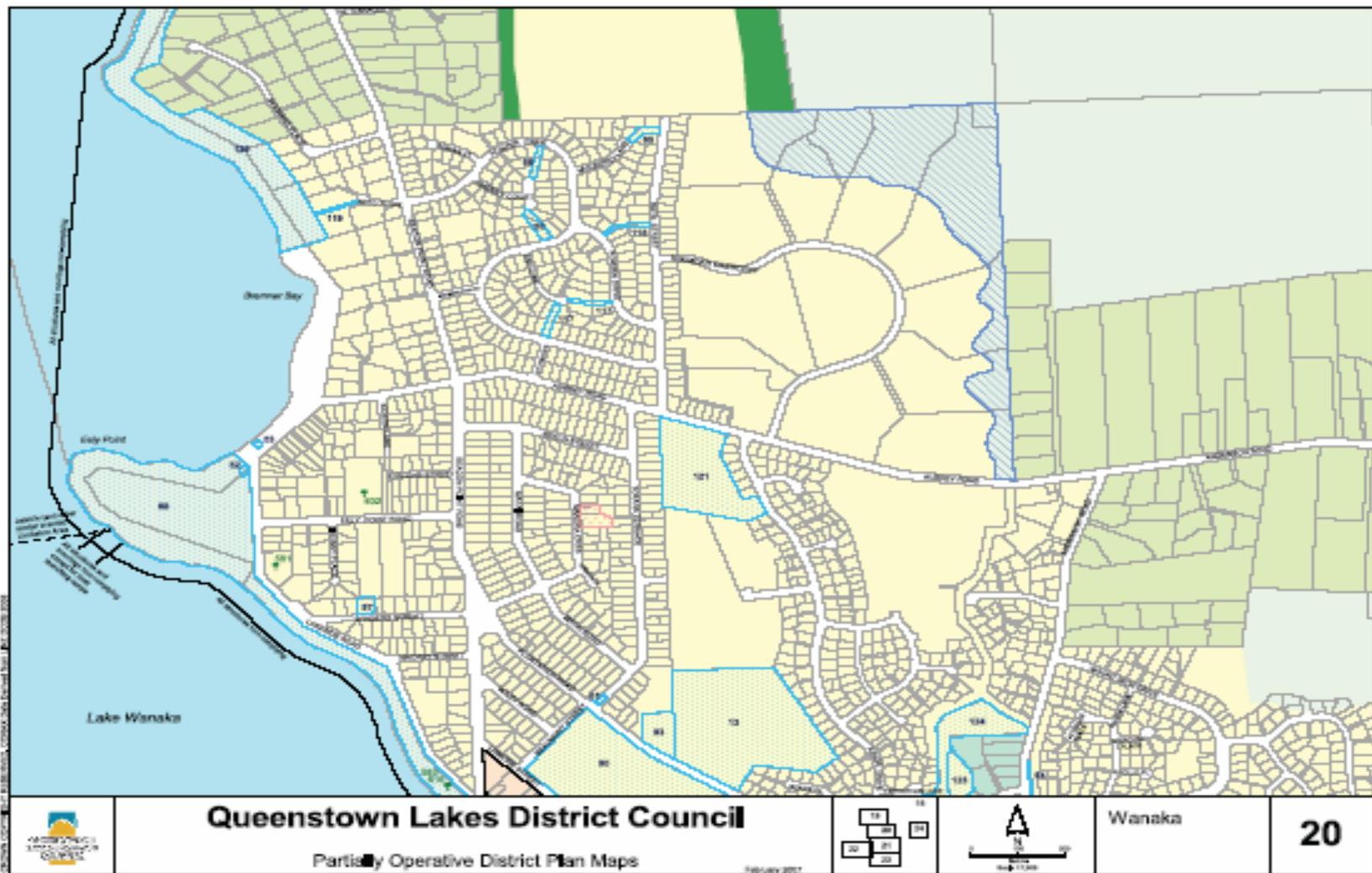
Any subdivision that seeks to significantly alter the location of the principal roading network contained within the Kirimoko Structure Plan show on Page 7-59 shall be a Non –Complying Activity.

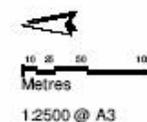
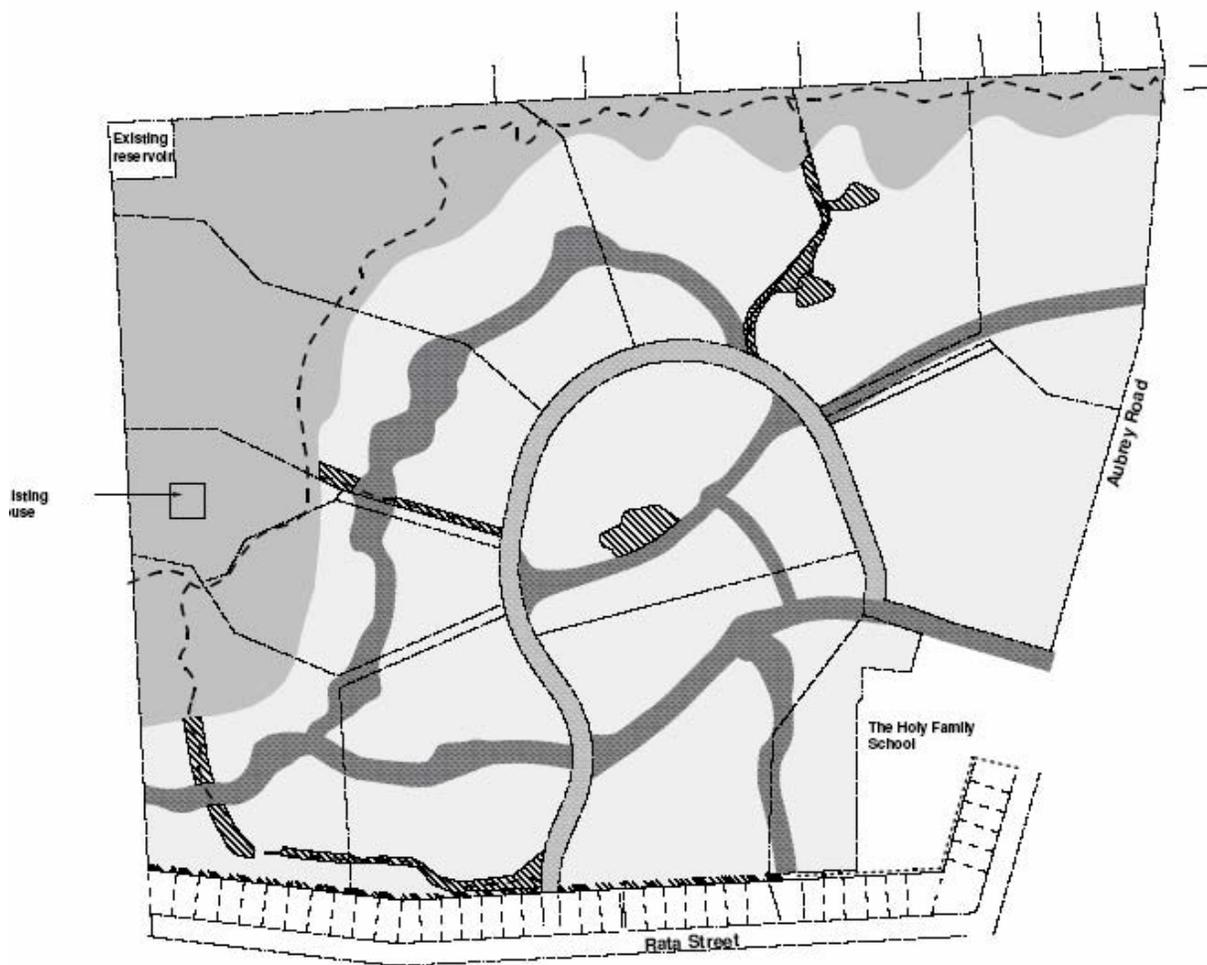
Insert in Subdivision, Development and Financial Contributions 15.2.3.4 (vii) as a Non complying Activity

Any application for subdivision of the Kirimoko Block prior to a walkway being constructed to QLDC Standards from Aubrey Road to Peninsula Bay and an easement in gross for such walkway being registered against all affected titles.

Make the changes as shown to Map 20 of the Partially operative District Plan to re-zone the lower portion of the block to Low Density Residential Zoning and to place a building line restriction over the parts of the Kirimoko Block with Landscape Significance.

Insert the Structure Plan as page 7-59 of the District Plan:





Key	
Zones	
	Low Density Residential
	Open Space (No build)
	Road Reserves
	Green Network
	Planned Buffer Strip
	Designated Walkway Corridor (The Holy Family School)
	Walkways
	Cadastral Boundaries

morgan pollard
 & ASSOCIATES
 LANDSCAPE ARCHITECTURE • PLANNING
 December 2006