

Plan Change 45

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1.1. The request provides for an average housing density of 7 dwellings per hectare, with approximately 1600 residential lots being the maximum development possible for the zone.

1.5. 'Activity Areas D1 – D3', which enable medium density residential activities that would comprise around 15 dwellings per ha, or an average lot size of 450-500m². Small houses or attached housing (townhouses or terrace houses), and possibly two storey construction, would be expected to achieve this type of density. Private amenity may be lower than in the other activity areas; however, this is compensated for by the benefits of higher density living, such as the close proximity to community parks. Non-residential activities (such as small retail) are enabled within these activity areas, subject to compatibility with residential amenities.

'Activity Areas C1 – C4', which enable larger residential lots that would result in around 4.5 dwellings per ha, with an average lot size of 1500m².

4.2. Form of development – The WSP expects that development of the site will include some town house and medium density housing, with an average housing density of approximately 5 dwellings per hectare across the site. Housing density would be higher in parts of the site zoned for low to medium density (10 – 15 dwellings per ha), which would create the 'clusters' suggested by the WSP, and would be lower in other parts of the site (4.5 dwelling per ha) to achieve the overall target density.

4.7. Density of development The WSP states "It is estimated that, using this approach, these areas could achieve an average housing density of approximately 5 dwellings per hectare, however final densities and areas of landscape protection will need to be carefully defined through professional assessments when these areas are rezoned."

The origin of the '5 dwellings per hectare' density is discussed in the Wanaka Land Needs report (2007) at page 10:

"Development of the proposed urban/landscape protection areas at an average density of 5 dwellings per hectare is considered realistic based on densities achieved in other areas of Wanaka with landscape sensitivities such as Peninsula Bay and the Kirimoko Block and allows for development in appropriate locations with the protection of areas identified as having landscape sensitivities. Final densities of the proposed urban landscape protection areas will need to be determined as part of the Plan Change process, and are likely to be determined through a detailed site-based design requirement within that Plan Change."

The '5 dwellings per hectare' housing density is considered a rough guide, rather than an essential goal. The analysis undertaken for this plan change request has identified the areas of high landscape sensitivity that will be identified as building restriction areas. The remainder of the site is considered suitable for development, including some 'cluster' forms as noted by the WSP.

Table 6: Activity Areas and Target Densities

Activity Area	Target density (dwellings per ha)
A	N/A
B1 – B5	10
C1 – C4	4.5
D1 – D3	15

The target densities are to be calculated on the gross area of land available for development (including land vested or held as reserve, open space, access or roading) but excluding the Building Restriction Areas.

Based on the target densities and minimum lot sizes for Activity Area Am the request provides for an average housing density of 7 dwellings per hectare, with approximately 1600 residential lots being the maximum development for the entire zone. This overall density meets the WSP guidance.

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Activity Area B1 to B5 is the largest area (88.4 hectares), and is intended for low density residential development. Rather than a minimum lot size, a target density has been introduced for this area, to provide landowners with flexibility and encourage better urban design outcomes. The target density is 10 dwellings per hectare, with a range of plus or minus 15%. The density calculation includes land held as reserve, open space, access or roading.

Activity Area D1 (15 hectares) is the central node which enables a higher density of 15 dwellings per hectare, while also including an area for commercial and community activities. That part of AA-D1 that is used for non-residential activities is excluded from the density targets.

3.2.2. The zoning in Activity Area D1 enables a wide range of activities including medium density residential, retirement living, commercial, community and retail activities.

4.2. The provision of a small supermarket and additional retail floor space (Policy 1.7) remains consistent with the relevant policy. The 1,250m² supermarket and the remainder of the 1,250m² of other retail floorspace (at no more than 200m² tenancies) remains as “small scale” to serve local community needs.

The objective and policy can remain unchanged and still be relevant and consistent.

5.2. The report recommends that sensitive edge treatment occurs for land adjoining Outlet Road, including a consistent depth and pattern of planting and fencing. It is also recommended that cladding materials and colour palette maintain a degree of consistency. It recommends that buildings be limited to 2 levels within that C2 strip, to retain a generally consistent appearance of built form.

The retirement village concept for the expanded D1 area is acknowledged as being an appropriate land use within this part of the zone, and likely to positively contribute towards residential and community coherence that results from a mixed environment.

6.2. This proposed plan change acknowledges that there is demand for additional medium density zoned land (including provision for a retirement village), and that there is a significant undersupply of retail zoned land in the Wanaka urban area. The Request is consistent with these policy expectations.

6.8. Policy 1.7 refers to the provision of “small scale neighbourhood retail activities to serve the needs of the local community”. The RCG report confirms that the ‘North Wanaka’ community will be the primary catchment. The comparatively small size of the supermarket will provide a much smaller retail offering that will be focused upon the needs and convenience of the local neighbourhood.

Policy 1.8 provides the framework for the provision of ‘community facilities’. These facilities have now either been provided or like facilities consented and construction of those facilities about to commence.

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8.1. The adjustment to the Activity Area boundaries to increase the size of AA-D1 will increase the area of Activity D1 by 4.2ha. Taking into account the land ‘lost’ by the reduction in Activity Areas C2 and B3, and assuming a density of 15 houses per hectare is both possible and feasible under the rules, the total number of residential units could increase by 3610, relative to the existing residential scenario (excluding the retirement housing).

8.6. The identified increase of 36 residential units that could occur with the plan change is relatively small, however I consider that in broad terms the changes, albeit modest sit well with Policy PA 3 of the NPSUDC 2016, primarily because the increase to the size of AA D1 means that higher density residential accommodation and retirement housing have a higher likelihood of occurring, compared to the existing zoning.

8.7. The increased number of potential dwellings in AA D1 resulting from the higher densities of housing is relatively low but provides a greater variety of housing choice through medium density type housing and a retirement village. Increasing AA D1 also provides for a more efficient land use type.

9.41. Policy 1.7 restricts its ambit to providing for ‘small sale neighbourhood retail activities to serve the needs of the local community within Activity Area D1’. As illustrated in the RCG report, the retail activity sought by the plan change seeks to draw from a much wider catchment than the local community of Northlake itself. Additionally, I doubt whether Policy 1.7 would achieve, or even be relevant to Objective 1 if retail activities were able to achieve 2,500m² gross floor area overall with one activity of 1,250m².

9.42. Policy 1.8 is restricted to community activities, which by definition in the ODP do not relate to retail activities of the type that are the focus of the plan change request. Also relevant is that the policy refers to the ‘wider community’s use of community facilities which further suggests that Policy 1.7 is not intended to provide for activities that draw customers from an area as wide as shown in the RCG report. I consider that the retail activities provided for in Policy 1.7 primarily relate only to residents of Northlake itself.

10.41. Amend and relocate Policy 1.7. Note the second limb ‘to avoid visitor accommodation, commercial, retail and community activities and retirement villages within Activity Areas other than within Activity Area D1.’ is relocated in an unaltered form to recommended new Policy 7.2:

~~*1.7 To provide for small scale neighbourhood retail activities to serve the needs of the local community within Activity Area D1 and to avoid visitor accommodation, commercial, retail and community activities and retirement villages within Activity Areas other than within Activity Area D1.*~~

10.45. Add a new objective and policies to manage commercial and retail activities in the larger AA D1:

Objective 7 – Non-Residential Activities

A range of activities that meet the day to day needs of the community at a limited scale that supplements the function of the Wanaka Town Centre and Three Parks Commercial Core.

Policies

7.1 Provide for a diverse range of activities within Activity Area D1 to meet the needs of the community, enable local employment opportunities and assist with enabling economic viability.

7.2 Avoid visitor accommodation, commercial, retail and community activities and retirement villages within Activity Areas other than within Activity Area D1.

3.3.1.2 Adjusting the boundaries of AA-B3, E1, C2 and D1

Adjustments occur to expand the D1 area to the west and north by 4.2 hectares, incorporating parts of the western slopes of B3, a small area of E1, and that part of the C2 area that adjoins Outlet Road.



Figure 3: Activity Area Boundary Adjustments – D1

Option 1: Status Quo – Maintain current zoning and rely on resource consent processes	
Benefits	<ul style="list-style-type: none"> • Allows full details of application to be assessed. • Costs of process are met by the applicant.
Costs	<ul style="list-style-type: none"> • Inconsistent with the current planning framework; does not enable a retirement village (provided for in AA-D1, but listed non-complying activity in the operative Plan in Activity Areas B3, C2 and E1). • A resource consent (RC) application for a retirement village, in the location planned, will require an extensive set of very detailed plans of each structure to be prepared. • A resource consent is an approval for a specific set of plans that are required to be implemented. • Resource consent process is uncertain, costly and time consuming. • Inconsistent with the target densities for these areas – unlikely to gain Council support through RC process. • Lost opportunity to provide a retirement village at the appropriate scale in the northern part of Wanaka.