Assessment of Environmental Effects

Resource Consent Application to Erect a New Building

121 Ardmore Limited

121-127 Ardmore Street, Wānaka

January 2026

southernplanning.co.nz

SPG SOUTHERN PLANNING GROUP

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1 The Applicant and Property Details

To:	Queenstown Lakes District Council
Applicant:	121 Ardmore Limited
Site Address:	121-127 Ardmore Street, Wānaka
Address for Service:	121 Ardmore Limited C/- Southern Planning Group PO Box 1081 Queenstown, 9348 **alexa@southernplanning.co.nz** Attention: Alexa Harrington
Legal Description:	Section 19-22 Block III Town of Wānaka, held in Record of Title OT399/151
Site Area:	809m^2 more or less
Operative District Plan Zone:	Wānaka Town Centre
Proposed District Plan Zone:	Wānaka Town Centre *Wāhi Tūpuna* (Take Kārara - Central Wānaka area) Wānaka Town Centre Height Precinct 1 and Lower Ardmore Entertainment Precinct
Summary of Reasons for Consent:	Resource consent is required to place a new building.

Appendices

Appendix [A] Record of Title

Appendix [B] Site Plan

Appendix [C] Architecture Plans



Alexa Harrington

29 January 2026

2 Executive Summary

The applicant applies for a land use consent to construct a new building at 121-127 Ardmore Street, Wanaka.

The site is contained in the Wānaka Town Centre Zone under the Operative District Plan (ODP) and within the Wānaka Town Centre, *Wāhi Tūpuna (*Take Kārara - Central Wānaka area), Wānaka Town Centre Height Precinct 1 and Lower Ardmore Entertainment Precinct under the Proposed District Plan (PDP).

Overall, the status of the application is that of a **restricted discretionary** activity.

This Assessment of Effects has been prepared in accordance with the requirements of Section 88 and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought, and any actual or potential effects of the proposal may have on the environment.

The Assessment of Effects considers the effects of the proposal and determines that the proposal will have less than minor adverse effects on the environment. Public notification is not requested, and nor are any persons considered to be adversely affected by the proposal.

The proposal is consistent with, and therefore not contrary to, the objectives and policies of the ODP and PDP. Overall, the proposal is consistent with the purpose and principles of the Act and accords with the definition of sustainable management under Part 2 of the Act.

3 Site Description and Receiving Environment

3.1 Site Description

The subject site has a physical address of 121-127 Ardmore Street, Wānaka. The site is located within a well-established retail centre within the central business district of the Wānaka township. The proposed retail activity will be located within a new building for the tenants of Remarkable Sweets. The proposed building is setback 248mm from the road boundary.

The site has road frontage to Ardmore Street and also frontage to a pedestrian laneway to the southwest of the building on Pembroke Lane.

The tenancy subject to this application will be located on the ground floor and occupied by Remarkable Sweets. Pedestrian access and parking are located to the north and south of the site within Ardmore Street and Dunmore Street.

The site is subject to flooding associated with rainfall and lake level and liquefaction. The proposed building will be located within the flood risk level and is assessed below.

The 809m² site is legally described as Section 19-22 Block III Town of Wanaka. The Record of Title is contained within **Appendix [A]** and site plan is contained in **Appendix [B].**

The site is indicated in the aerial photograph below:

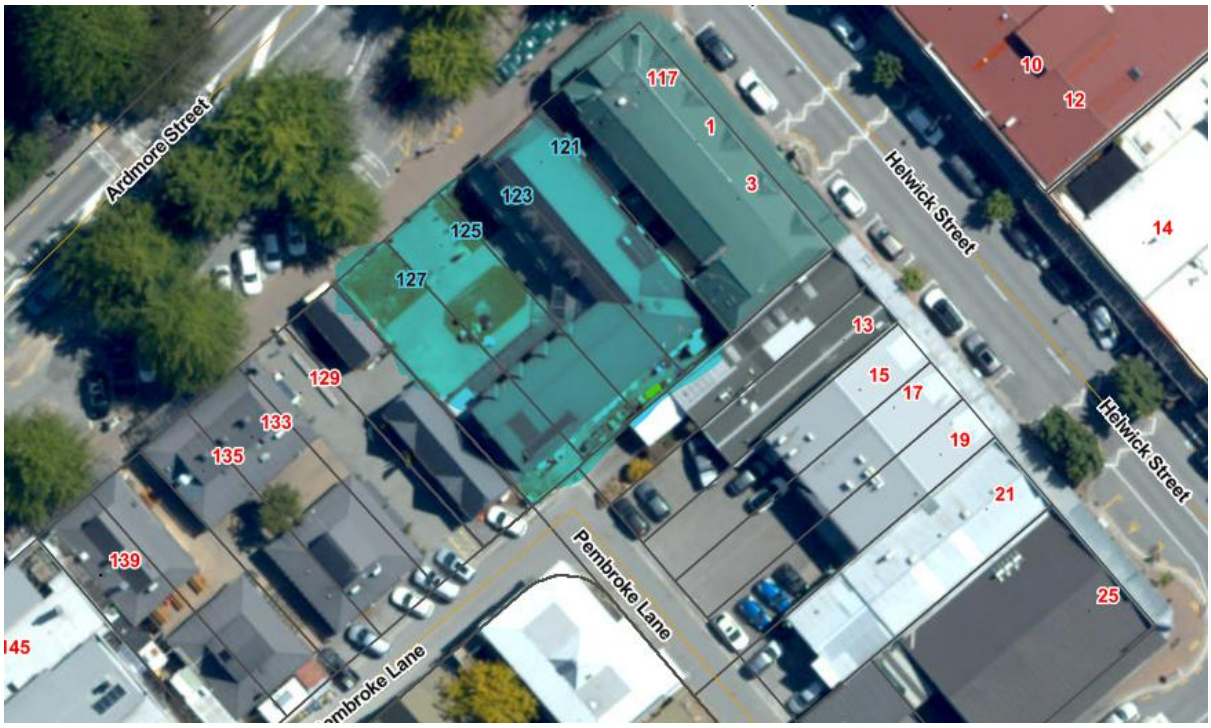


Figure 1 – Subject site (highlighted in blue). Source: QLDC GIS.

3.2 Legal Documents

There are no legal instruments registered against the Record of Title.

3.3 Receiving Environment

The site is located within the Wānaka Town Centre. The receiving environment is characterised by town centre activities and buildings including shops, bars, cafes and banks, parking to the north and south, the Lake Wānaka Centre to the east, lakefront to the north and a weekly market located to the north of the site.

4 Resource Management Planning Background

A number of resource consents provide background information to the proposal contained within this application. Those of relevance are detailed below.

4.1 RM090782

RM090782, issued on 15th February 2010, authorised the erect signage for the rebranding of the BNZ bank.

4.2 RM100491

RM110046, issued on 23rd August 2010, authorised a variation to Condition 1 of the resource consent RM090782 to extend the existing signage.

4.3 RM100495

RM100495, issued on 13th August 2010, authorised Capriccio Restaurant Limited to erect signate on a Wanaka Town Centre Building.

4.4 RM110578

RM110578, issued on 26th September 2011, authorised Black Peak Ice Creamery Limited to erect 5.5m² of ground floor signage.

4.5 RM119789

RM110789, issued on 12 December 2011, authorised the placement of eight signage platforms.

4.6 RM130328

RM130328, issued on 9th July 2013, authorised Waldmel Holding Limited to undertake additions and alternations to an existing building and to establish sign platforms.

5 Description of the Proposal

The proposal involves the construction and placement of a new, relocatable commercial building within the Wanaka Town Centre and the establishment of associated signage with the permitted activity use for the Remarkables Sweets Shop.

Resource consent is sought for the new building, signage, and for a breach of the applicable flood risk standard, as the development is unable to achieve the minimum flood floor level due to accessibility requirements by 1.45m breach. The proposed design and architectural plans by Sorted Architecture can be found in **Appendix [C]**.

The new building on site is proposed to have an area of 43.20 square metres (m²), with the dimensions of 5.218m by 8.20m and has a maximum height of 5.860m.



Figure 2: Render of proposed building (Source: application)

The materials and colours used on the building will be:

- Accoya bevel back timber weather boards with a paint finish of Resene Racing Green LRV of 6.
- Corrugated longrun coloursteel roofing, flashing and spouting with LRV of 6.
- Accoya timber fascia, trims and window reveals with Resene Arrowtown LRV 29
- Window frames and sash bars with Resene Racing Green LRV: 67.

The lighting will be internal only and will be directed away from public spaces.

The total signage will be 6.72m² and approximately 2.73m² will be above 3m.

6 Statutory Considerations

6.1 Operative District Plan

Under the ODP, the site is contained within the Queenstown Town Centre Zone.

It is understood that the subject PDP provisions that are relevant to this application are beyond appeal. As such, the relevant provisions are treated as operative, with the standards and provisions relating to the ODP no longer considered to be applicable.

6.2 Proposed District Plan

The site is contained within the Wānaka Town Centre Height Precinct 1 and Lower Ardmore Entertainment Precinct in terms of the PDP. The proposal requires the following resource consents under the PDP.

6.2.1 Chapter 13 – Wānaka Town Centre

- A **restricted discretionary** activity resource consent pursuant to Rule 13.4.4 for the construction of a building.

  Council's discretion is limited to:

  a. External appearance and materials;
  b. Signage platform;
  c. Lighting;
  d. Impact on the street (to be guided by Wānaka Town Centre Character Guideline 2011); and
  e. Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area:
     i. The nature and degree of risk the hazard(s) pose to people and property;
     ii. Whether the proposal will alter the risk to any site; and
     iii. The extent to which such ruck can be avoided or sufficiently mitigated.

  To ensure that:

  a. The design of the building blends well with and contributes to an integrated built form;
  b. The external appearance of the building is sympathetic to the surrounding natural and built environment. The use of stone, schist, plaster or natural timber is encouraged;
  c. The view along a street or of significant view-shafts have been considered and responded to;
  d. The building facade provides an active interface to open space on to which it fronts, and the detail of the facade is sympathetic to other building in the vicinity, have regard to:
     i. Building materials;
     ii. Glazing treatment;
     iii. Symmetry;
     iv. External appearance;
     v. Human scale;
     vi. Vertical and horizontal emphasis; and
     vii. Storage areas are appropriately located and screened.

- A **restricted discretionary** activity resource consent pursuant to Rule 13.5.4 for a new building that has a floor level less than 281.9 masl.

Council's discretion is limited to:

a) The level of risk from flooding and whether the risk can be appropriately avoided or mitigated; and
b) The extent to which the construction of the building will result in the increased vulnerability of other sites to flooding.

- A **restricted discretionary** activity resource consent pursuant to Rule 13.5.5 as the new building will not provide a veranda.

Council's discretion is limited to:

a) Consistency with the Wanaka Town Centre Character Guideline;
b) Effects on pedestrian amenity;
c) The human scale of the built form; and
d) Historic heritage values (where relevant)

6.2.2 Chapter 31 – Signs

- A **controlled** activity resource consent pursuant to Rule 31.6.4 for the establishment of signage located within the ground floor façade of a building within the Wanaka Town Centre.

  Council's control is limited to:

  f. colour and materials;
  g. design and content;
  h. location;
  i. access and safety; and
  j. compliance with any relevant Council design guideline, being the Queenstown Town Centre Special Character Area Design Guidelines 2015.

- A **discretionary** activity resource consent pursuant to Rule 31.7.3.1 for the establishment of signage that exceeds the maximum area of 5m² and 15% of the Ground Floor Façade. In this instance, the total signage is approximately 6.76m².

6.3 NES Contaminated Soils

A review of the District and Regional Council's records for the subject site does not indicate the existence of HAIL activities on the site or having been undertaken from the subject site.

As such, it is considered that the regulations in the NES do not apply.

6.4 Overall Status

The overall status of the proposal is that of a **restricted discretionary** activity.

7 Assessment of Effects

In accordance with Section 88 and Schedule 4 of the Act an assessment is made of any actual and potential effects on the environment that may arise from the proposal is required with any details of how any adverse effects may be avoided, remedied or mitigated. Accordingly, below is an assessment of effects relative to the scale and significance of the proposed activity.

The assessment of effects has addressed the following categories:

- Permitted Baseline
- External appearance and materials;
- Lighting and signage;
- Impact on the street; and
- Natural Hazards in relation to increase in gross floor area

Sections 95D(b), 95E(2)(a) and 104(2) of the Act provide discretion to Council (for the purposes of forming an opinion as to the actual or potential effects) to disregard any adverse effects of the proposal on the environment (or on a person) if a District Plan or National Environmental Standard permits an activity with that effect.

Any new building requires resource consent, and the permitted baseline is considered to be of limited relevance to the proposed building.

7.2 Alternative locations or methods

The proposed activity will not result in any significant adverse effects on the environment. Alternative locations are therefore not considered necessary.

7.3 Assessment of the actual and potential effects

The following areas of consideration apply in terms of assessing the actual and potential effects on the environment.

7.3.1 External appearance and materials

The proposed Remarkable Sweets tenancy will be designed with an external appearance and material palette that is compatible with the established commercial character of Ardmore Street and the surrounding retail precinct.

The selection of external materials described above will be appropriate to a small-scale retail tenancy, with durable and weather-resistant finishes that complement neighbouring buildings while providing visual interest at the pedestrian scale.

The building's removable design means that materials will be robust yet allow for disassembly and relocation if required. The external appearance will maintain a coherent relationship with the existing commercial streetscape through consideration of form, colour, texture, and architectural detailing consistent with contemporary retail design in Wanaka's town centre.

Overall, I consider that the proposal will result in a less than minor effect on the environment in relation to external appearance and materials. The building will present an appropriate and compatible addition to the Ardmore Street retail precinct without adversely affecting visual amenity or the established character of the area.

7.3.2 Lighting and Signage

No external lighting is proposed, and the internal lighting will be angled away from public space to ensure that any effects relating to the lighting are less than minor.

The proposed tenancy for Remarkable Sweets, with a gross floor area of 43.20m², will require lighting and signage appropriate to a small-scale retail operation within the existing commercial precinct on Ardmore Street. Any external lighting associated with the tenancy will be of a scale and intensity consistent with surrounding retail uses in the area and will be designed to illuminate the building entrance and signage without causing glare or light spill to adjacent properties or the public realm. The compact nature of the tenancy means that lighting requirements will be minimal and confined to the immediate building frontage.

Signage for the tenancy will be proportionate to the building's modest scale and will be designed to integrate with the building facade and streetscape character of Ardmore Street. Given the 43.20m² floor area, signage is anticipated to be limited to business identification signage typical of small retail operation.

The proposed signage of 6.76m² is a small portion of the building. The signage will be legible for pedestrians and passing traffic while remaining sympathetic to the established commercial character of the locality.

The proposed signage is modest in scale and appropriately designed to complement the building and surrounding built environment. The signage is integrated into the building façades, is secondary to the overall built form, and does not extend beyond the roofline or dominate architectural features. Its traditional design, colour and proportions align with the character of the building and the Wanaka Town Centre. Overall, the signage is appropriately located and sized and does not dominate the built form or surrounding environment.

The proposed signage design is consistent with other signage in the vicinity. It reflects a similar scale, form and visual character to nearby signs, ensuring it integrates comfortably within the established streetscape and does not appear visually incongruous.

The proposed signage is modest in size, appropriately coloured and positioned to ensure it does not adversely affect traffic or pedestrian safety. The signage is clearly legible to pedestrians without creating visual distraction for motorists, and it does not obstruct sightlines, accessways or footpaths.

The placement, size and choice of materials for the proposed signage have been carefully considered in relation to the architectural features of the building. The signage is integrated with the façade, respects building proportions and detailing, and complements the materials and finishes of the host building rather than obscuring or detracting from key architectural elements.

No signage is proposed on windows. As a result, the windows will be fully retained for their intended purpose, continuing to provide visual interest, activity and passive surveillance to the street.

The cumulative effects of the proposed signage, including signage anticipated to be established on the building, will not adversely affect the streetscape or visual amenity of the surrounding environment. The signage is limited in number, modest in scale, and integrated with the building design, ensuring the building form and streetscape character remain visually dominant.

Overall, I consider that the proposal will result in a less than minor effect on the environment in relation to lighting and signage. The small scale of the tenancy and its location within an established commercial area means that any lighting and signage will be consistent with the existing environment and expectations for retail activities in this zone.

7.3.3 Impact on the Street

The proposed Remarkable Sweets tenancy, with a gross floor area of 43.20m², represents a small-scale retail addition to the established commercial frontage along Ardmore Street, Wanaka. The development will occupy a site within an existing retail precinct at 121-127 Ardmore Street, located between neighbouring retail tenancies. The modest scale of the building ensures that it will integrate compatibly with the existing street pattern and built form character of Ardmore Street.

The tenancy will contribute positively to the activation and vibrancy of the Ardmore Street frontage by providing an active retail use that encourages pedestrian activity and engagement with the street. The building frontage will be designed to maintain visual connection with the street through appropriate glazing and entrance configuration, consistent with retail tenancies in the surrounding area. The 43.20m²

floor area ensures the development remains subservient to the established streetscape scale and does not dominate or overwhelm the street environment.

The proposal is consistent with the Wanaka Town Centre Character Guidelines. The scale, form and design of the development reflect the established small-scale, pedestrian-focused character of the town centre and integrate well with the surrounding built environment. The development responds appropriately to the existing streetscape and contributes positively to the overall character and amenity of the Wanaka Town Centre.

No veranda is proposed; however, the building design remains consistent with the Wanaka Town Centre Character Guidelines. The development maintains a human-scale built form and will not result in adverse effects on pedestrian amenity or streetscape character.

The proposal does not adversely affect pedestrian accessibility or safety along Ardmore Street. The building setback and interface with the street maintains adequate footpath width and sight lines for pedestrians and vehicles. Vehicle access and parking arrangements maintain existing site circulation patterns and do not introduce conflicts with street users or compromise traffic safety on Ardmore Street. The development does not obstruct or impede public infrastructure, street furniture, or pedestrian desire lines.

The architectural treatment and material selection for the tenancy will be sympathetic to the commercial character of Ardmore Street and the broader Wanaka town centre. The removable nature of the building means that the streetscape impact is not permanent and can be adapted should future development opportunities or streetscape improvements be contemplated for this section of Ardmore Street.

Overall, I consider that the proposal will result in a less than minor effect on the streetscape and public realm of Ardmore Street. The small scale of the tenancy, its location within an established retail precinct, and its contribution to street activation means the development will integrate compatibly with the existing street environment without detracting from pedestrian amenity or the visual character of Ardmore Street.

7.3.4 Natural Hazards in relation to increase in gross floor area

The proposed increase in gross floor area will not increase the risk of natural hazards identified within the site, being flooding and liquefaction, in terms of frequency or degree. The new building is designed to be removable from the site, which provides flexibility for future risk management.

The site is located within a flood-prone area, and the proposal is unable to accommodate the applicable minimum flood floor level due to accessibility requirements. The proposed new building will be 1.45m below the flood risk level. As a result, a breach of the flood risk standard is proposed. However, the level of flood risk

associated with the development remains low given the nature and scale of the proposal and the form of mitigation available.

The building has been designed with consideration of the identified natural hazard risks. The removable nature of the structure means that the building can be relocated or removed if hazard risks escalate in the future, there is no permanent intensification of vulnerable built form on the site, and the structure does not impede natural drainage patterns or increase surface water runoff that could exacerbate flooding for neighbouring properties.

The building will be constructed off-site and cannot comply with the standard requiring no building greater than 20m² with a ground floor level less than RL 281.9 masl to be relocated to or reconstructed on a site within this zone. This ground floor minimum includes 1.3 metres to allow for wave action where necessary.

The proposal does not introduce additional vulnerability through increased occupancy density that would place more people at risk during a hazard event, storage of hazardous substances that could be mobilised during flooding, critical infrastructure or services that would be compromised by liquefaction or flooding events, or impediments to emergency access or evacuation routes.

The increased gross floor area will not alter ground conditions or drainage in a manner that would transfer or increase natural hazard risk to adjacent properties. The building footprint and foundation design maintain existing site characteristics relevant to flood flow paths and ground stability.

While flood risk cannot be fully avoided, it is appropriately mitigated through alternative measures. The building is to be constructed off site and is relocatable, allowing for adaptive management in response to future flood risk. The proposal does not involve earthworks, changes to ground levels, or obstruction of flood flows, and does not reduce flood storage capacity. Flood behaviour across the site and surrounding area will therefore remain unchanged, and flooding effects will not be exacerbated.

Taking these factors into account, and balancing flood hazard considerations with accessibility requirements, the residual flood risk is considered acceptable, and any adverse effects associated with flooding are less than minor.

The construction of the building will not result in an increased vulnerability of other sites to flooding. The proposal does not involve earthworks, changes to ground levels, or an increase in site coverage that could alter flood storage capacity or overland flow paths. The building will be constructed off site and placed on the site without modifying existing landform or drainage patterns.

As the development will not obstruct flood flows or displace floodwaters onto neighbouring properties, flood behaviour across the wider area will remain unchanged. Accordingly, the proposal will not exacerbate flooding effects beyond

the subject site, and there will be no increase in flood risk or vulnerability for surrounding sites.

Overall, I consider that the proposal will result in a less than minor effect on the environment in relation to the increase in gross floor area and natural hazards. The removable building design, combined with the absence of increased hazard frequency or magnitude, means the proposal represents an appropriate response to the site's natural hazard constraints.

7.4 Hazardous substances

The proposed activity does not involve the use of hazardous substances and installations.

7.5 Discharge of contaminants

The proposal does not include the discharge of any contaminant.

7.6 Mitigation measures

Aside from the imposition of standard conditions of consent, it is considered that no further mitigation measures are required for the proposal.

7.7 Identification of interested or affected persons

In considering the adverse effects on persons via Section 95E(2), the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor.

No consultation has been undertaken, nor is it considered necessary, for the following reasons:

Based on the overall conclusions reached in the assessment undertaken above in Section 7.3, it is considered that the proposal will not have any adverse effects on any persons. The proposed building is consistent with the standards within Rule 13.4.4 of the PDP.

The signage will complement the existing commercial and retail activities and has been designed in similar colours and materials to the existing building and associated signage, such that it will blend well with the existing development on site and be appropriate in the context of the surrounding area. For this reason, amenity values on the adjoining tenants, owners and occupiers are considered to be maintained. The proposed signage is in an appropriate location and will be complementary to existing and anticipated activities in the Mountaineer complex, and the wider Wanaka Town Centre, with overall effects being less than minor.

The proposed signage does not change the nature or scale of the consented and existing use of the site and surrounding area, such that any potential adverse effects are considered to be less than minor.

The site and surrounding areas are already established and operate in association with commercial and retail activities. As such, the proposal will not generate any additional movements in term of traffic and/or persons or noise, beyond what can reasonably be anticipated by the exiting use of the site, and as such there will be no adverse effects in this regard.

Overall, adverse effects on the owners and occupiers of the adjacent sites (and tenancies), and all other persons, are considered to be less than minor, and there are no persons considered adversely affected by this proposal.

7.8 Monitoring

No monitoring is required other than standard conditions of consent.

7.9 Customary rights

The proposed activity will have no effect on any customary rights.

8 Notification

Public and limited notification matters of consideration are detailed below.

8.1 Section 95A: Public Notification

In terms of Section 95A(1), a consent authority must follow the steps set out in Section 95A, in the order given, to determine whether to publicly notify an application for a resource consent. The four steps within Section 95A(1) are addressed below.

Step 1: Mandatory public notification in certain circumstances

The following matters are noted:

- The applicant is not requesting public notification of the proposal (Section 94A(3)(a)).

- Provided a further information is reasonable, the applicant is unlikely to refuse to provide information or refuse the commissioning of a report under Section 92(2)(b) of the Act (Section 95A(3)(b)).

- The application does not seek to exchange recreation reserve land under Section 15AA of the Reserves Act 1977 (Section 95A(3)(c))

Based on the above, mandatory public notification of the application is not required.

Step 2: Public notification precluded in certain circumstances

The following matters are noted:

- Public notification is not precluded by any rule or national environmental standard (Section 95A(5)(a)).

- The proposal is not a controlled activity, a restricted discretionary/discretionary subdivision or a residential activity, a boundary activity or a prescribed activity (Section 95A(5)(b)(i)(ii)(iii)(iv)).

Based on the above, public notification of the application is not precluded.

Step 3: If not precluded by Step 2, public notification is required in certain circumstances

The following matters are noted:

- Public notification of the proposal is not specifically required by a rule or a national environmental standard (Section 95A(8)(a)).

- The consent authority decides, in accordance with Section 95D, that the proposal will have or is likely to have adverse effects on the environment that are more than minor (Section 95A(8)(b)). The assessment included in this application concludes that the effects will not be more than minor.

Step 4: Public notification in special circumstances

The following is noted:

- It is considered that there are no special circumstances that warrant the proposal being publicly notified (Section 95A(9)). Consideration as to whether limited notification should occur is addressed below.

8.2 Section 95B: Limited Notification

Section 95B(1) requires a decision on whether there are any affected persons under Section 95E. The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under Section 95A.

Step 1: Certain affected groups and affected persons must be notified

Limited notification is not required under Step 1 as the proposal does not affect customary rights groups, customary marine title groups, nor is it on, adjacent to or may affect land subject to a statutory acknowledgement (Section 95B(2)-(4)).

Step 2: If not required by step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2, as:

- The proposal is not subject to a rule in the District Plan or national environmental standard that precludes limited notification (Section 95B(6)(a)).
- The proposal is not a controlled activity or a prescribed activity (Section 95B(6)(b)

Step 3: If not precluded by step 2, certain other affected persons must be notified

Limited notification is not precluded under Step 3 as the proposal is not a boundary activity where the owner of the infringed boundary has provided their approval, nor is the proposal a prescribed activity (Section 95B(7)).

Limited notification is not precluded under Step 3 as the proposal falls into the 'any other activity' category and the effects of the proposal are assessed in the application.

The assessment in this application takes into consideration the exclusions of Section 95E(2) and (3), when assessing the proposal will have or is likely to have adverse effects on persons that are minor or more than minor (but not less than minor).

Step 4: Further limited notification in special circumstances

It is considered that there are no special circumstances that apply to the application which warrants limited notification.

9 Statutory Assessment

Clause 2(1)(g) of Schedule 4 of the Resource Management Act 1991 requires an assessment against any relevant planning documents that are referred to in Section 104(1)(b) of this legislation. Such documents include:

- A national environmental standard
- Other regulations
- A national policy statement

- A New Zealand coastal policy statement
- A regional policy statement or proposed regional policy statement
- A plan or proposed plan

9.1 Operative District Plan

The relevant provisions of the PDP are now treated as operative and therefore the proposal no longer requires consent under the provisions of the ODP, such that the objectives and policies of the ODP are disregarded, and an assessment against the PDP objectives and policies is provided below.

9.2 Proposed District Plan

Relevant Objectives and Policies from the PDP are contained in the following Chapters of the PDP:

- Chapter 13 – Wanaka Town Centre Zone
- Chapter 28 – Natural Hazards
- Chapter 31 – Signs
- Chapter 39 – Wāhi Tūpuna

These Chapters are addressed below:

9.2.1 Chapter 13 – Wānaka Town Centre Zone

Objective 13.2.1	Wānaka town centre remains the principal focus for commercial, administrative, cultural, entertainment and visitor activities in the Upper Clutha area.
Policy 13.2.1.1	Provide for a diverse range of activities that meet the needs of residents and visitors, and enable the Town Centre to have a broad economic base that maintains its status as the principal centre recognising the existing mixed use character of that area, and making a clear distinction between that transition area and the adjacent residential zone.
Policy 13.2.1.2	Enable residential activities and visitor accommodation activities above ground floor level whilst acknowledging that there will be a lower level of residential amenity due to the mix of activities and late-night nature of the town centre.
Policy 13.2.1.3	Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the town centre by enabling restaurant and bar activities to occur without unduly restrictive noise controls.

The proposal aligns with Objective 13.2.1 and its associated policies. The development provides for a retail activity that contributes to the diverse range of commercial activities within Wānaka town centre, supporting its role as the principal focus for commercial and visitor activities in the Upper Clutha area (Objective 13.2.1 and Policy 13.2.1.1).

The small-scale retail tenancy directly supports the broad economic base of the town centre by providing visitor-oriented retail services that cater to both residents and tourists. The proposal is consistent with the existing mixed-use commercial character of Ardmore Street and maintains the clear distinction between the town centre zone and adjacent residential areas. The development recognises and complements the vibrancy of the town centre environment while contributing to its economic prosperity through active street-level retail use.

Overall, the proposal is consistent with and gives effect to Objective 13.2.1 and Policies 13.2.1.1, 13.2.1.2, and 13.2.1.3

Objective 13.2.2	Wānaka is a compact, convenient and attractive town centre that has opportunities for controlled expansion and intensification.
Policy 13.2.2.1	Provide for future controlled growth opportunities through the Town Centre Transition Overlay, which enables appropriate town centre activities to establish in a discrete area of residential-zoned land adjoining the Town Centre, recognising the existing mixed use character of that area, and making a clear distinction between that transition area and the adjacent residential zone.
Policy 13.2.2.2	Discourage outward expansion of town centre activities in areas other than the Town Centre Transition Overlay in order to ensure that the town centre maintains a compact form.
Policy 13.2.2.3	Enable opportunities for further intensification of development in the town centre by providing more generous building heights in the Wānaka Height Precinct.
Policy 13.2.2.4	Acknowledge and celebrate our cultural heritage, including incorporating reference to tangata whenua values, in the design of public spaces, where appropriate

The proposal aligns with Objective 13.2.2 and its associated policies. The development represents appropriate intensification within the established town centre boundary on Ardmore Street, contributing to a compact town centre form without requiring outward expansion into residential areas (Objective 13.2.2 and Policy 13.2.2.2).

The proposal makes efficient use of an existing commercial site within the town centre zone, adding a small-scale retail tenancy that enhances the diversity and

convenience of the town centre without sprawling beyond established commercial boundaries. The development is located within the core town centre area rather than in the Town Centre Transition Overlay, demonstrating that intensification is occurring in the most appropriate location consistent with maintaining Wānaka's compact town centre form. The modest scale and removable nature of the building provides flexibility for future controlled growth and redevelopment opportunities on the site.

Overall, the proposal is consistent with and gives effect to Objective 13.2.2 and Policies 13.2.2.1, 13.2.2.2, 13.2.2.3, and 13.2.2.4.

Objective 13.2.3	Wānaka town centre retains a low scale-built form that maintains a human scale.
Policy 13.2.3.1	Ensure that development generally comprises a scale of two to three storeys, with the potential to develop a recessed fourth storey in the Wānaka Height Precinct.
Policy 13.2.3.2	Provide for consideration of minor height infringements where they help achieve higher quality design outcomes and do not significantly adversely affect amenity values.

The proposal strongly aligns with Objective 13.2.3 and its associated policies. The development comprises a single-storey, 43.20m² retail tenancy that maintains a low-scale built form and human scale entirely consistent with the objective of retaining Wānaka town centre's characteristic scale and pedestrian-oriented environment (Objective 13.2.3 and Policy 13.2.3.1).

The modest scale of the building, being well below the anticipated two to three storey development scale, ensures that the proposal does not compromise the low-rise character of the town centre or diminish the human scale experience along Ardmore Street. The single-storey form maintains sight lines, allows natural light penetration to adjacent properties and the street environment, and creates an accessible and welcoming retail frontage at pedestrian level. The development does not trigger any height infringement considerations as it remains comfortably within permitted height limits.

Overall, the proposal is consistent with and gives effect to Objective 13.2.3 and Policies 13.2.3.1 and 13.2.3.2.

Objective 13.2.4	New development achieves high quality urban design outcomes that respond to the town's built character and sense of place.
Policy 13.2.4.1	Encourage new developments to be consistent with the design outcomes sought by the Wānaka Town Centre Character Guideline 2011.

Policy 13.2.4.2 Encourage building design that integrates with public spaces and facilitates the flow of pedestrians through the town centre by providing guidance through the Wānaka Town Centre Character Guideline 2011.

Policy 13.2.4.3 Control the height, scale, appearance and location of buildings in order to achieve a built form that complements the existing patterns of development and is consistent with the amenity values of the town centre.

Policy 13.2.4.4 Encourage building appearance that is responsive to and reflects the essential character of the town centre and its unique environmental setting.

Policy 13.2.4.5 Control the design and appearance of verandas so they integrate well with the buildings they are attached to and complement the overall streetscape, whilst providing appropriate cover for pedestrians.

Policy 13.2.4.6 Ensure that outdoor storage areas are appropriately located and screened to limit any adverse visual effects and to be consistent with the amenity values of the town centre.

Policy 13.2.4.7 Require high quality comprehensive developments on large sites which provide primarily for pedestrian links and lanes, open spaces, outdoor dining, and well planned storage and loading/ servicing areas within the development.

The proposal aligns with Objective 13.2.4 and its associated policies. The development will achieve a high-quality urban design outcome that responds appropriately to Wanaka's built character and sense of place through its modest scale, street-facing orientation, and integration with the existing retail precinct along Ardmore Street (Objective 13.2.4).

The single storey, 43.20m² retail tenancy will be designed consistent with the design outcomes sought by the Wānaka Town Centre Character Guideline 2011, with building form, materials, and appearance that complement the existing patterns of development in the town centre (Policies 13.2.4.1 and 13.2.4.3). The building design will integrate with the public realm and facilitate pedestrian flow through an active street frontage, welcoming entrance, and appropriate interface with the Ardmore Street footpath (Policy 13.2.4.2). The external appearance will be responsive to and reflect the character of the town centre and its lakeside alpine setting through considered material selection and architectural detailing appropriate to a contemporary retail tenancy (Policy 13.2.4.4).

The modest scale of the development means that outdoor storage requirements will be minimal and can be appropriately accommodated and screened to maintain visual amenity consistent with the town centre environment (Policy 13.2.4.6). The

building's location within an established retail precinct ensures that it contributes to, rather than detracts from, the coherent streetscape and pedestrian-oriented character of Ardmore Street.

Overall, the proposal is consistent with and gives effect to Objective 13.2.4 and Policies 13.2.4.1 through 13.2.4.7.

Objective 13.2.5	Appropriate limits are placed on town centre activities to minimise adverse environmental effects received both within and beyond the Town Centre.
Policy 13.2.5.1	Acknowledge that some activities occurring in vibrant town centres can generate higher noise emissions by providing a higher noise limit in the Lower Ardmore Entertainment Precinct.
Policy 13.2.5.2	Locate the Lower Ardmore Entertainment Precinct so as to minimise the impacts of the higher noise limit on properties in the Residential Zones near the Town Centre.
Policy 13.2.5.3	Ensure that the location and direction of lights in the Town Centre does not cause significant glare to other properties, roads, and public places and promote lighting design that mitigates adverse effects on views of the night sky.
Policy 13.2.5.4	Acknowledge that parts of the Wānaka Town Centre are susceptible to flood risk and require appropriate measures to limit the impact of flooding or ponding in areas of known risk.
Policy 13.2.5.5	Avoid the establishment of activities that are not consistent with the amenity values of the Town Centre, cause inappropriate environmental effects, and are more appropriately located in other zones.
Policy 13.2.5.6	Minimise conflicts between the Town Centre and the adjacent residential zone by avoiding high levels of night time noise being generated on the periphery of the Town Centre.
Policy 13.2.5.7	Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre and specifically provide for those activities while mitigating effects on residential amenity by: a) enabling night time dining and socialising, both indoors and outdoors, to varying degrees throughout the Town Centre depending on the location of the activity; and

b) providing for noisier night time activity within the Lower Ardmore Entertainment Precinct in order to minimise effects on Residential Zones adjacent to the Town Centre; and

c) ensuring that the nature and scale of licensed premises located north of Ardmore Street result in effects that are compatible with adjoining Residential Zones; and

d) enabling night time activities within the Town Centre Zone provided they comply with the noise limits; and

e) requiring acoustic insulation for critical listening environments (including residential activities and visitor accommodation) to limit the impact of town centre noise on occupants.

The proposal aligns with Objective 13.2.5 and its associated policies by providing for an appropriate retail activity that will not generate significant adverse environmental effects within or beyond the town centre (Objective 13.2.5).

The small-scale retail nature of the proposed tenancy means that noise emissions will be minimal and consistent with typical daytime retail operations, with no night-time activity anticipated that would impact on adjacent residential zones (Policies 13.2.5.1, 13.2.5.2, 13.2.5.6, and 13.2.5.7). Any lighting associated with the development will be designed and directed to avoid glare to other properties, roads, and public places, with minimal impact on views of the night sky given the modest scale of the tenancy (Policy 13.2.5.3).

The development responds appropriately to the identified flood risk within the Wānaka town centre area through appropriate mitigations with the minimum floor level standard of RL 281.9 masl, which includes provision for wave action. This ensures that the building is appropriately protected from flooding or ponding in areas of known risk (Policy 13.2.5.4). The retail activity is entirely consistent with the amenity values of the town centre and is appropriately located within the established commercial area on Ardmore Street, avoiding conflicts with adjacent zones (Policy 13.2.5.5).

Overall, the proposal is consistent with and gives effect to Objective 13.2.5 and Policies 13.2.5.1 through 13.2.5.7.

Objective 13.2.6 Pedestrian, cycle and vehicle linkages are safe and convenient, enabling people to easily negotiate their way through and around the town centre.

Policy 13.2.6.1 Implement street, traffic and car parking management and other public open space improvements to enhance pedestrian amenity and improve the flow of pedestrians, cyclists and vehicles through the Town Centre.

Policy 13.2.6.2 Provide pedestrian linkages that promote coherence of the built form of the Town Centre and are designed so as to receive levels of sunlight and weather protection as appropriate to the overall character of the particular locality.

Policy 13.2.6.3 Minimise opportunities for criminal activity through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of lot configuration, public and semi-public spaces, linkages and landscaping.

Policy 13.2.6.4 Provide an adequate range of parking options so residents and visitors can access the Town Centre with off- street parking predominantly located at the periphery in order to limit the impact of vehicles.

The proposal is consistent with Objective 13.2.6 and its associated policies. The development maintains safe and convenient pedestrian, cycle, and vehicle linkages and does not compromise the ability for people to negotiate their way through and around the town centre (Objective 13.2.6).

The modest 43.20m² scale of the tenancy ensures that the development does not impede pedestrian flow along the Ardmore Street footpath or create conflicts between pedestrians, cyclists, and vehicles. The building's street-facing design and appropriate setback maintains pedestrian amenity and contributes positively to the walkability and coherence of the town centre built form (Policies 13.2.6.1 and 13.2.6.2). The active retail frontage and glazing to the street enhance passive surveillance and natural visibility, incorporating Crime Prevention Through Environmental Design (CPTED) principles that contribute to a safe pedestrian environment (Policy 13.2.6.3).

The small scale of the retail operation means that parking demand will be minimal and can be accommodated within existing parking provision serving the wider Ardmore Street retail precinct. The development does not place undue pressure on town centre parking resources and maintains the existing balance between accessibility and limiting the visual and environmental impact of vehicles within the core town centre area (Policy 13.2.6.4).

Overall, the proposal is consistent with and gives effect to Objective 13.2.6 and Policies 13.2.6.1 through 13.2.6.4.

9.2.3 Chapter 28 – Natural Hazards

Objectives 28.3.1 and its associated policies seek to recognise the natural hazard risk to people, development, and the built environment are managed to level acceptable to the community, with development only occurring where those risks can be appropriately addressed and controlled.

In this instance, The subject site is located within a flood hazard area associated with Lake Wānaka. The proposal involves the placement of a small-scale, single-storey, relocatable commercial building with a gross floor area of 43.20m². While the proposed building does not achieve the minimum flood floor level standard due to accessibility constraints, the overall level of natural hazard risk associated with the development is low and appropriately managed.

The proposal does not increase the frequency or severity of flooding risk, does not intensify vulnerable land use, and does not increase risk to adjoining sites. The removable nature of the building provides flexibility for future risk management and ensures that risk to people and the built environment remains at a level tolerable to the community. Accordingly, the proposal is consistent with Objective 28.3.1.

The proposal does not involve critical services, lifeline utilities, hazardous substances or vulnerable activities. Occupancy levels will be low, and the building will be used for small-scale retail purposes only. The risk to human life and safety is therefore limited. The scale of potential adverse effects is minor due to the modest size of the building, its non-residential use, and its removable construction. The proposal does not displace or transfer natural hazard risk to other properties.

Given the established commercial context of the Wānaka Town Centre, where flood risk is already known and managed, the residual level of risk is considered acceptable and consistent with community risk tolerance.

Flood risk within the Wānaka Town Centre is well understood, and the community has experience and awareness of this risk. The proposal incorporates appropriate mitigation through design and management measures, including the absence of earthworks, no alteration to ground levels or drainage, and the relocatable nature of the structure. The level of residual risk is therefore consistent with community tolerance.

The proposal does not result in significant natural hazard risk. The scale, use and design of the development ensure that risks remain low and manageable.

The natural hazard risks associated with the site are appropriately identified, assessed and managed to a level tolerable to the community. The development does not increase risk to people, property or the wider environment and represents an appropriate response to the site's natural hazard constraints.

Overall, the proposal is consistent with Objective 28.3.1 and Policies 28.3.1.1–28.3.1.11.

9.2.4 Chapter 31 – Signs

Objective 31.2.1 and its associated policies seeks to ensure signage is of a scale and extent that maintains the character and amenity values of the District and enhances access. This includes encouraging signs to be located on the site of the related activity and ensuring that any lighting in conjunction with the sign does not lead to adverse effects on the receiving environment.

The proposed signage will be located entirely within the confines of the site and is considered to maintain the character and amenity values of the receiving environment. The signage will not contain flashing or animated elements that could create an optical illusion or display any inappropriate or offensive content.

Objective 31.2.2 and its associated policies seeks to ensure that signs have limited effects on public safety, including the safety of pedestrians and users of the transport network.

The signage will display information pertaining to the premises to advertise to pedestrians. The nature, scale and location of the proposed signage will not result in any adverse effects in relation to the roading network with regards to the safety of road users or pedestrians. The proposed signage will not impede on pedestrian movements, such that the existing flows and linkages will remain unaffected by the proposal.

Objective 31.2.3 and its associated policies seeks to ensure that signs are complementary and sympathetic to the design values of the nearby developments and public places.

The proposed signage will complement the proposed activities on the site and has been designed such that the signage will not detract from the visual amenity of the surrounding area.

Overall, it is assessed that the proposal is consistent with the relevant objectives and policies of Chapter 31.

9.2.5 Chapter 39 – Wāhi Tūpuna

Objective 39.2.1 and its associated policies seeks to recognise and provide for Manawhenua values within identified Wāhi Tūpuna areas.

In this instance, the site is located within a Wāhi Tūpuna overlay – (Take Kārara - central Wānaka area). The building proposed by this consent is not considered to adversely affect or undermine Manawhenua values attributed to the site or surrounding area.

Overall, it is assessed that the proposal is consistent with the relevant objectives and policies of Chapter 39.

10 Section 104 of the Act

Section 104 of the Act states when considering an application, the consent authority must, subject to Part 2 of the Act, have regard to:

- Any actual and potential effects on the environment of allowing the activity;

- Any relevant provisions of a plan or proposed plan;

- Any other matters the consent authority considers relevant and reasonably necessary to determine the application.

As outlined in the application, the proposed activity will not result in any adverse effects on the environment that are more than minor, any potential effects have been avoided, remedied or mitigated to an extent that such are less than minor. Further, the proposed activity is not contrary to the relevant objectives and policies of the District Plan, and finally, there are no other matters relevant to the assessment of the application.

11 Purpose and Principles of the Act

The purpose of Act is to promote the sustainable management of natural and physical resources. Sections 6, 7 and 8 also require consideration.

Section 6 relates to matters of national importance. The matters of relevance to this application are considered to be:

(e) the relationship of Maori and their culture 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:

While the site is located within a Wāhi Tūpuna mapped area, the proposal is not considered to adversely affect or undermine Manawhenua values attributed to the site or surrounding area. There are no other matters of national importance that need to be recognised and provided for in terms of the proposed activity. The proposal is therefore consistent with Section 6.

Section 7 of the Act states that achieving the purpose of the Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources. The matters of relevance to this application are considered to be:

(b) the efficient use and development of natural and physical resources:

(c) the maintenance and enhancement of amenity values:

(f) maintenance and enhancement of the quality of the environment:

The proposed activity accords with the relevant matters that particular regard shall be given to in terms of Section 7 of the Act.

There are no matters under Section 8 of the Act that require consideration with respect to the proposed activity.

For the reasons outlined in the application, the proposed activity is consistent with the purpose and principles of the Act and the associated matters under Part 2 of the Act.

The proposed activity involves an efficient use of natural and physical resources and such will be undertaken in a manner which avoids, remedies and mitigates potential adverse effects on the environment. Overall, it is considered that the proposal is consistent with the purpose and principles of the Act and therefore accords with the definition of sustainable management.