

## 12.6 Penrith Park Zone

### 12.6.1 Resources and Values

Penrith Park is valued as a high quality environmentally sensitive environment. The subject site is visible from parts of the Wanaka Basin and from Lake Wanaka. The subject site also has high ecological values due to its proximity to Lake Wanaka and the Clutha Outlet. It contains some locally important vegetation.

### 12.6.2 Resource Management Issues

#### i Visual Amenity

The subject site is visible from parts of the Wanaka Basin and Lake Wanaka. It is important that features are protected from inappropriate development, especially given the wider context of Lake Wanaka backdrop.

#### ii Ecology

The ecological well being of the area is valued by the community. Penrith Park is in close proximity to Lake Wanaka. It is considered to be of utmost importance the effects of the development safeguard the life-supporting capacity of the lake and river.

Wildlife of the area is valued by the community. Wildlife may be adversely affected by matters such as noise, dust and discharges so it is important such effects are avoided or mitigated.

The zone also comprises some vegetation which is important to the local community. It is appropriate the effects of development protect such vegetation.

#### iii Protecting Amenity Values

The area is valued by the community for its amenity. Such amenity value may be adversely affected by inappropriate development. It is

important to protect amenities of the area by excluding activities likely to generate noxious elements.

### 12.6.3 Objectives and Policies

#### Objectives

*To enable the creation of low density residential development in a rural setting which is relatively close to Wanaka town centre.*

*To conserve the visual amenity of the locality to a significant degree.*

*To encourage a high standard of building design, appearance and landscape.*

*To avoid adverse effects of any development on the environment ensuring long term sustainable management of the area.*

#### Policies:

- 1 *To ensure visual amenity of the Wanaka area is protected by controlling the intensity and design of development.*
- 2 *To ensure visual compatibility with the Wanaka amenity through assessment of design and construction materials.*
- 3 *To provide for the establishment of low density visitor accommodation in a rural setting where, low density development can demonstrate compatibility with the zone objectives and where the effects on the environment will be similar to low density residential development.*
- 4 *To ensure all buildings and accessory structures are sited on the property in an unobtrusive manner in harmony with the natural forms and features of the landscape.*

## Implementation Methods

The objectives and policies will be implemented through:

- (v) Protection of the natural amenity without preventing development.
- (vi) Development which respects the natural and physical environment.

## District Plan

- (a) Rules designed to control construction, design, bulk and location of buildings, parking, signs, landscaping, access, reserves and subdivision.

## Explanation and Principal Reason for Adoption

To create the residential type of development envisaged, the visual impact of subdivision and the establishment of uses on subdivided land must be controlled in such a manner as to avoid or mitigate any adverse effects which may arise. In order to control the effects of development a strong emphasis has been placed upon the external appearance of buildings and their bulk and location.

Servicing by acceptable means is required to adequately dispose of sewage and stormwater to protect the quality of all receiving waters. The provisions of all services underground will be a requirement to ensure the open character of the landscape is retained.

## 12.6.4 Environmental Results Anticipated

- (i) Residential development in harmony with the highly sensitive area.
- (ii) Visually sensitive development which is not intrusive upon the Wanaka basin.
- (iii) Safeguarding the life supporting capacity of water and ecosystems.
- (iv) Provision of an appropriate visual transition between the open space margins of Lake Wanaka and the more intensively developed Wanaka town centre.