

## Revised Rules for Suburban Centres

- 7.1.2 The construction, alteration of, and addition to buildings and structures except for:
- For Pt Lot 2 DP 54434, Grenada refer to Appendix 7*
- those specified as Controlled Activities, Discretionary Activities (Restricted) or Discretionary Activities (Unrestricted)
- For Section 1 SO 23462 (Takapu Island) refer to Appendix 8*
- are Permitted Activities provided that they comply with the following conditions:.....
- 7.3.2 The construction, alteration of, and addition to buildings and structures which do not meet one or more of the following conditions for Permitted Activities in rule 7.1.2:
- For Pt Lot 2 DP 54434, Grenada, refer to Appendix 7*
- 7.3.2.1 maximum building height
- For Section 1 SO 23462 (Takapu Island) refer to Appendix 8*
- 7.3.2.2 height control adjoining Residential Areas
- 7.3.2.3 coastal yards
- 7.3.2.4 verandahs
- 7.3.2.5 display windows
- or, where the building or structure would be a controlled activity under rule 7.2.1 or 7.2.2 but the standards and terms are not met
- are Discretionary (Restricted) Activities in respect of:
- the condition(s) that are not met; and
  - if consent is required because of failure to meet the standards and terms in rule 7.2.1 or 7.2.2; design, external appearance and siting.

**Appendix 8. Particular provisions for that part of the area situated in Tawa, immediately to the south of Takapu Road and west of the motorway mapped suburban centre (being Section 1 SO 23462 on the 1st May 2006)**

**The Suburban Centre Rules shall apply with the following exceptions:**

Rule 7.1.2 - Buildings being permitted activities

Rule 7.3.2 - Buildings being discretionary (restricted) activities

Rule 7.3.5 - Three or more household units at ground level being discretionary (restricted)

**The following additional rules shall apply:**

**1.1 The construction, alteration of, and addition to buildings and structures (excluding all signs, and fences two metres or less in height), or retailing activity that exceed 1000m<sup>2</sup> in floor area per site, is a Discretionary Activity (Restricted) in respect of:**

**1.1.1 building location**

**1.1.2 building materials and design elements**

**1.1.3 Landscaping**

**1.1.4 Earthworks**

**1.1.5 Retailing**

**Assessment Criteria**

**In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to the following criteria:**

**1.1.5 The extent to which any adverse visual effects of buildings or structures on the surrounding environment can be mitigated by building materials and design elements, building location and landscaping.**

**1.1.6 The extent to which the density and height of landscaping between the proposed building and the motorway will mitigate any adverse visual effects of the proposed building(s) when viewed from the motorway and adjoining sites.**

**1.1.7 The extent to which earthworks are treated and landscaped to reduce potential visual effects.**

**1.1.8 The extent to which the effects of the proposed retailing activity is consistent with Council's relevant retail strategies**