

***Proposed District
Plan Change 52***

**Suburban Centre
Rule Amendments**

20 October 2006

Wellington City District Plan

Proposed District Plan Change

Annotated provisions of the Operative District Plan showing proposed changes

Proposed amendments to existing provisions, and proposed new provisions are shown as underlined. Proposed deletions are shown as ~~struck out~~.

3.10 Definitions

RETAIL ACTIVITY (FOR THE PURPOSE OF SUBURBAN CENTRES): means any activity or activities within a building involving the sale of goods, merchandise, equipment or services to the public, but excludes:

- service stations and motor vehicle service premises
- takeaway food bars, restaurants, cafes or other eating places

7. SUBURBAN CENTRE RULES

7.1 Permitted Activities

7.1.1 Any activity, except for:

- those specified as **Controlled Activities, Discretionary Activities (Restricted) or Discretionary Activities (Unrestricted)**
- **new residential activities, within the airnoise boundary depicted on Map 35 (refer to rule 7.4.4)**
- **those activities listed under the Third Schedule to the Health Act 1956**
- **helicopter landing areas**
- **the total or partial demolition, destruction or removal of any building constructed prior to 1930 in the Thorndon Character Area**
- **cleanfills greater than 100m³ [, except as provided for in rule 7.1.3A in part of the Kiwi Point Extension Area in Ngauranga Gorge.]¹**
- **landfills**

Refer to District Plan Maps 17 and 18

- [quarrying, other than that provided for in Ngauranga Gorge under rules 7.1.3 and 7.1.3A.
- any activity in the area defined as the Kiwi Point Quarry Extension Area in Ngauranga Gorge, other than that provided for in rule 7.1.3A.]²

is a Permitted Activity provided that it complies with the following conditions:

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7.1.1.10 Gross floor area of retail activities outside identified Suburban Centre areas

7.1.1.10.1 The maximum gross floor area that any retail activity may occupy is 500m². This condition does not apply to retail activities located within the Suburban Centre areas identified below:

Standards and terms for discretionary activities (restricted) set out the matters to be addressed in any application for resource consent for retail activities exceeding the specified gross floor area



A limitation on the scale of retail activities has been imposed to provide for the assessment of larger activities proposed for sites outside the main retail centres. The Council is concerned to maintain a compact urban form, sustainable transport systems, the viability of existing centres and their continuation as the hub of community activity.

- 7.1.2 The construction, alteration of, and addition to buildings and structures except for:**
- those specified as **Controlled Activities, Discretionary Activities (Restricted) or Discretionary Activities (Unrestricted)**
- are Permitted Activities provided that they comply with the following conditions:**

For Pt Lot 2 DP 54434, Grenada refer to Appendix 7

7.1.2.7 Gross floor area (design controls)

7.1.2.7.1 The gross floor area of any building must not exceed 500m². This condition does not apply to any addition or alteration that is not visible from a public space.

A limitation has been imposed on the gross floor area of buildings to provide for the design assessment of larger developments. The Council seeks to promote buildings and building modifications with design qualities, which create a positive relationship to public spaces within Suburban Centres.

Standards and terms for discretionary activities (restricted) set out the matters for a design statement to address in an application for resource consent for any new building exceeding the specified gross floor area

7.3 Discretionary Activities (Restricted)

7.3.1 Activities that do not comply with one or more of the following conditions for permitted activities in rule 7.1.1:

7.3.1.1 noise

7.3.1.2 dust

7.3.1.3 lighting

7.3.1.4 screening of activities and storage

7.3.1.5 vehicle parking, servicing and site access

7.3.1.6 signs

7.3.1.7 use, storage, handling or disposal of hazardous substances

7.3.1.7A gross floor area of retail activities

are Discretionary Activities (Restricted) in respect of the condition(s) not met.

In respect of 7.3.1.7A Council's discretion is restricted to the matters that must be addressed in the report required under the standards and terms under this rule.

Non-notification

The written approval of affected persons will not be necessary in respect of items 7.3.1.4, 7.3.1.5 and 7.3.1.7A. Notice of applications need not be served on affected persons and applications need not be notified.

Standards and Terms

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An application for resource consent for a retail activity that occupies a gross floor area exceeding 500m², must supply a report that addresses:

- the extent to which the retail activity avoids any adverse effect on the overall vitality and viability of existing retail centres
- the extent to which the activity promotes the efficient use of resources and a compact urban form
- the extent to which the activity affects existing public investment and minimises the need for additional public investment in infrastructure and public spaces
- how the activity promotes accessibility, enables sustainable transport choices (including public transport), and minimises trip generation through the co-location of similar activities

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:

7.3.2.1 maximum building height

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

7.3.2.5A gross floor area (design controls)

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, but in respect of 7.3.2.5A design external appearance and siting; 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.**

For Pt Lot 2 DP 54434, Grenada, refer to Appendix 7

Non-notification

The written approval of affected persons will not be necessary in respect of:

- item 7.3.2.4,
- item 7.3.2.5A; and
- design, external appearance and siting (provided consent is not also required for one or more of the matters in 7.3.2.1, 7.3.2.2, 7.3.2.3, 7.3.2.5).

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Standards and Terms

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An application for resource consent for any building exceeding a gross floor area of 500m², must supply a design statement that demonstrates:

- the extent to which the design and siting of the building reinforces and defines the adjoining street edge and public space
- the way the treatment of the building bulk mitigates the scale of the building relative to adjacent sites and buildings (eg through providing transitional volumes or contrasting elements)
- the way in which any wall surfaces facing a public space are articulated to avoid featureless or blank walls
- the extent to which the building is designed so that entrances, windows and publicly-relevant activities are located along ground floor street frontages
- whether servicing and vehicle parking is located and functions in a way that does not compromise the quality of the street edge, nor the status of the main entry to the building
- the extent to which the building is designed to respond appropriately to its context
- for any residential unit, the extent to which the proposal meets the Multi Unit Developments Design Guide, in Volume 2 of the District Plan
- the extent to which cultural or heritage values associated with the site are recognised
- the extent to which principles for crime prevention through environmental design are incorporated into the building development. Reference can be made to the Guidelines for Design Against Crime, in Volume 2 of the District Plan.